



**California Department of Alcoholic Beverage Control  
License Query System Summary as of 01/15/2019**

<b>License Information</b>	
License Number: 585642	
Primary Owner: HAPPY LUCK LLC	
ABC Office of Application: 04 - LA/METRO	
 <b>Business Name</b> GOLD LINE	
 <b>Business Address</b> 5607 N FIGUEROA ST LOS ANGELES, CA. 90042	
County: LOS ANGELES      Census Tract: 1836.10	
 <b>Licensee Information</b>	
Licensee: HAPPY LUCK LLC	
<b>Company Information</b>	
OFFICER: MCGUIRE, JOHN JASON (MANAGER)	
MEMBER: BELL, TYLER COLEMAN	
MEMBER: MCGUIRE, JOHN JASON	
MEMBER: MANAK, CHRIS GEORGE	
 <b>License Types</b>	
1) License Type: 48 - ON-SALE GENERAL PUBLIC PREMISES	
License Type Status: ACTIVE	
Status Date: 23-MAY-2018      Term: 12 Month(s)	
Original Issue Date: 22-MAY-2018      Expiration Date: 30-APR-2019	
Master: Y      Duplicate: 0      Fee Code: P40	
License Type was Transferred On: 22-MAY-2018      From: 47-501782	
License Type was Transferred On: To:	
<b>Conditions:</b>	
INTERCOUNTY PRIORITIES, NO SALE 5 YEARS	
 <b>Operating Restrictions</b>	
Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.	
No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.	
Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.	
 <b>Disciplinary Action</b>	
... No Active Disciplinary Action found ...	
 <b>Disciplinary History</b>	
... No Disciplinary History found ...	
 <b>Holds</b>	
... No Active Holds found ...	
 <b>Escrows</b>	
... No Escrow found ...	

For a definition of codes, view our [glossary](#).

**ADVICE OF CORRECTION**

This form is to be used for any changes that need to be made to the licensee's information. It is used for most of the miscellaneous license reporting requirements where an application is not required, including:

- Transmittal of fees for Condition Modification/Removal
- Reporting changes in corporations, limited liability companies, or limited partnerships *that do not require an application*
- Reporting corrections to license information

Instructions: Complete items as appropriate. Items # 1, 4, 5, 7, 9 should be the licensee's current information before the change. When this form is completed, it must be submitted to the District office.

1. LICENSE NUMBER 48-585642
2. RECEIPT NUMBER
3. FEE PAID

4. LICENSEE'S NAME Happy Luck, LLC	5. DOING BUSINESS AS (DBA) Gold Line	6. DATE 7/27/2018
7. PREMISES ADDRESS (Street number and name, city, zip code) 5607 N. Figueroa St., Los Angeles, CA 90042	8. DISTRICT OFFICE LA Metro	10. LICENSEE'S PHONE NUMBER
9. MAILING ADDRESS (Street number and name, city, state, zip code) 5607 N. Figueroa St., Los Angeles, CA 90042	11. TYPE OF PENDING APPLICATION n/a	
	12. DATE APPLICATION FILED Approved: 5/22/2018	13. ABIS UPDATED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No UPDATED BY (INITIALS) <i>[Signature]</i>
15. ACTION OR CHANGE	14. DOCUMENT EXPLAINING CHANGE ATTACHED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
a. <input type="checkbox"/> Corporate Change - Section 23405 (Attach ABC-243)	g. <input checked="" type="checkbox"/> DBA Change (Attach letter, if any, from licensee)	
b. <input type="checkbox"/> LP Change - Section 23405.1 (Attach ABC-256)	h. <input type="checkbox"/> Premises Address Change by City or County (Attach letter from city or county)	
c. <input type="checkbox"/> LLC Change - Section 23405.2 (Attach ABC-256-LLC)	i. <input type="checkbox"/> Name Change (Attach official document; e.g., certificate from Secretary of State, court order, marriage certificate)	
d. <input type="checkbox"/> Condition Modification/Removal - Section 23803 (ABC-333 to follow to HQ H&L)	j. <input type="checkbox"/> Other _____	
e. <input type="checkbox"/> Mailing Address Change (Attach letter, if any, from licensee)		
f. <input type="checkbox"/> Replacement of Lost License		

16. DETAILS OF CHANGE OR PAYMENT (e.g., annexation into city, fee for Code 8, etc.)

Change of DBA from Electric Cafe to Gold Line. Please see attached copy of FBNS.

17. RECOMMENDATION (Required for items 15a-c only)	INVESTIGATOR'S SIGNATURE	DATE SIGNED
18. RECOMMENDATION (Required for items 15a-c only)	SUPERVISOR'S SIGNATURE	DATE SIGNED

*Distribution: Original to HQ Licensing (If replacement of lost license, original to HQ Cashier with Transmittal); Copy to District file*

YOUR RETURN MAILING ADDRESS

NAME: HAPPY LLC

ADDRESS: 5607 N FIGUEROA ST.

CITY: LOS ANGELES

STATE: CA ZIP CODE: 90042

2018177570

FILED

Jul 18 2018

EXPIRES

Jul 18 2023

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by MIGUEL MACIAS

## FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING AND FILING FEE (Check one)

Original- \$26.00 (FOR ORIGINAL FILING WITH ONE BUSINESS NAME ON STATEMENT)  
 Amended Filing- \$26.00 (CHANGES IN FACTS FROM ORIGINAL FILING- REQUIRES PUBLICATION)  
 Refile- \$26.00 (NO CHANGES IN THE FACTS FROM ORIGINAL FILING)

\$5.00 FOR EACH ADDITIONAL BUSINESS NAME FILED ON SAME STATEMENT, DOING BUSINESS AT THE SAME LOCATION \$5.00- FOR EACH ADDITIONAL BUSINESS NAME EXCESS OF ONE OWNER

RECEIVED

The following person(s) is (are) doing business as:

\*1 GOLD LINE

2.

JUL 31 2018

\*2 5607 N FIGUEROA ST.

Print: Fictitious Business Name(s)

Los Angeles CA 90042 LA COUNTY

Dept of Alcoholic Beverage Control

LA Metro

City State /Country Zip County City State /Country Zip

Articles of Incorporation or Organization Number (if applicable): AI #ON

### \*\*\*REGISTERED OWNER(S):

1. HAPPY LUCK, LLC

Full Name/Corp/LLC (P.O. Box not accepted)

5607 N FIGUEROA ST.

Residence Address

LOS ANGELES

CA

90042

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

2.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

3.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

4.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

IF MORE THAN FOUR REGISTRANTS, ATTACH ADDITIONAL SHEET SHOWING OWNER INFORMATION

### \*\*\*\*THIS BUSINESS IS CONDUCTED BY: (Check one)

an Individual

a General Partnership

a Limited Partnership

a Limited Liability Company

an Unincorporated Association other than a Partnership

a Corporation

a Trust

Copartners

a Married Couple

Joint Venture

State or Local Registered Domestic Partners

a Limited Liability Partnership

\*\*\*\*The date registrant started to transact business under the fictitious business name or names listed above:

06/2018

(Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.

(A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

REGISTRANT(S)/CORP/LLCNAME (PRINT) HAPPY LUCK, LLC

TITLE Managing Member

REGISTRANT SIGNATURE

IF CORP OR LLC, PRINT NAME JOHN JASON MCGUIRE

If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

This statement was filed with the County Clerk of LOS ANGELES on the date indicated by the filed stamp in the upper right corner.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. EFFECTIVE JANUARY 1, 2014, THE FICTITIOUS BUSINESS NAME STATEMENT MUST BE ACCOMPANIED BY THE AFFIDAVIT OF IDENTITY FORM.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE)

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

DEAN C. LOGAN, LOS ANGELES COUNTY CLERK

BY: MIGUEL MACIAS

, Deputy

## REPORT ON APPLICATION FOR LICENSE

2. DIVISION Southern		3. DISTRICT/BRANCH LA/METRO	1. PENDING NUMBER 48-585642
5. APPLICANT NAME(s) HAPPY LUCK LLC ✓		4. DATE March 23, 2018	
6. MAILING ADDRESS (Street number and name, city, zip code) (If different from premises address) 5607 N FIGUEROA ST, LOS ANGELES, CA 90042-4101 ✓		7. <input type="checkbox"/> Temp <input checked="" type="checkbox"/> Perm	
8. DBA ELECTRIC CAFE ✓		9. CENSUS TRACT 1836.10 C1 ✓	
10. PREMISES ADDRESS (Street number and name, city, zip code) 5607 N FIGUEROA ST, LOS ANGELES, CA 90042-4101 ✓		11. GEOGRAPHICAL CODE 1933-04 ✓	
12. LICENSES APPLIED FOR 48 ✓		13. TRANSACTION TYPE (If inter-county transfer, show transferor's county) Transfer Priority Draw Application	
14. TEMPORARY PERMIT ISSUED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Effective		15. LICENSES ALREADY HELD None	
17. COPIES MAILED DATE December 19, 2017 ✓		18. DATE PREMISES POSTED 01/10/18 ✓	19. 23985.5 DATE 01/16/18 ✓
		20. DATE PREMISES INSPECTED 01/10/18 ✓	
21. WHERE POSTED FRONT ENTRANCE EYE LEVEL ✓			
22. PUBLICATION DATE(S) N/A ✓		23. PUBLISHER NAME N/A ✓	
24. TRANSFEROR NAME CASA ESCOBAR WESTLAKE CORP ✓		25. TRANSFEROR LICENSE NUMBER 47-501782 ✓	
26. TRANSFEROR ADDRESS (If Prem-to-Prem or Double Transfer) N/A ✓			
27. ALIEN VERIFICATION <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A ✓		28. DATE CLEARED N/A ✓	29. FORM NUMBER/NOTATION N/A ✓
31. PENDING DISCIPLINARY ACTION AGAINST TRANSFEROR N/A ✓		30. LIMITED VERIFICATION DATE N/A ✓	
32. TRANSFEROR'S LICENSE ORIGINALLY ISSUED DURING LAST 5 YEARS <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A ✓ If yes, date:		33. MAIL LICENSE TO D.O. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. HEARING TIME N/A ✓
35. FORMER LICENSEE AT THESE PREMISES NONE		36. LICENSE NUMBER NONE	
37. ATTACHMENTS <input checked="" type="checkbox"/> Conditions <input checked="" type="checkbox"/> ABC-256 <input type="checkbox"/> ABC-243 <input checked="" type="checkbox"/> ABC-226 <input type="checkbox"/> ABC-231 <input type="checkbox"/> ABC-140 <input checked="" type="checkbox"/> ABC-253 <input checked="" type="checkbox"/> ABC-257 <input type="checkbox"/> Other:			
38. REMARKS CONDITIONS REGARDING SECTION 23958.4 AND RULE 61.4 WILL BE IMPOSED. ABC-140 AND ABC-203 REGARDING MINORS IN BASE FILE. THIS APPLICATION IS #12 OF 25 INTERCOUNTY PRIORITY TRANSFER APPLICATIONS AUTHORIZED FOR 2017. A REVIEW OF THE PRIORITY APPLICATION FOR THE DRAWING SHOWS THAT THE APPLICATION HAD NO UNFAIR ADVANTAGES OR ADDITIONAL CHANCES.			
39. RECOMMENDATION COND 7 APPROVAL		LICENSING REPRESENTATIVE/INVESTIGATOR Carmen Ramirez ✓	DATE March 23, 2018
COND 7 APPROVAL		SUPERVISOR MAGGIE PHILLIPS ✓	DATE 5/9/18
RECOMMENDATION COND 7 APPROVAL		DISTRICT ADMINISTRATOR Gerry Sanchez ✓	DATE DIVISION REVIEW <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
RECOMMENDATION		ASSISTANT DIRECTOR	DATE

SEE PAGE 2 FOR REPORT: 1. MORAL CHARACTER 2. PREMISES 3. FINANCIAL

**PREMISES:**

See attached ABC 257 for premises information.

Does the premises comply with the following:

Section 23038:	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Rule 27:	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Rule 107:	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**LICENSED HISTORY:****THIS PREMISES HAS NOT BEEN PREVIOUSLY LICENSED.****SECTION 23790 (Zoning):**

Premises complies with local zoning requirements:

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Conditional use permit (CUP) required:

**SECTION 23789 (Consideration Points):**Exist: Yes  No  N/A 

Objections received:

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

**SECTION 23958.4 (Undue Concentration/High-Crime Area):**

Crime statistics maintained:

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Premises located in a high-crime reporting district:

Premises located in an over concentrated census tract:

Public convenience or necessity:

Governing Body N/A 

Applicant

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Law enforcement contacted:

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Objections received:

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

**RULE 61.4 (Residents Within 100'):** 

If yes, has non-interference been established:

Objections received:

Exist: Yes  No  N/A 

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

**PRIORITY INFORMATION ONLY:**

Residency (P-71.2)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Exempt (P-12) <input type="checkbox"/>	N/A <input type="checkbox"/>
Source of funds: Complies with (P-24.17)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Tenancy: Deed/Lease to cover 2 years:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

**ADDITIONAL INFORMATION:**

All supporting documents are located in the district file.
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Supervisor Review

District Administrator Review



## FE DESIGN & CONSULTING

327 E. 2<sup>nd</sup> St. Ste. 222, Los Angeles, CA 90012

(213) 687-6963 ph (213) 687-6926 fax

To: The Department of Alcoholic Beverage Control.  
Attn: Carmen Ramirez  
888 South Figueroa Street  
Los Angeles, Ca 90017

From: Henry Truong, Consultant  
327 E. 2<sup>nd</sup> St. Ste. 222  
Los Angeles, CA 90012

Re: Letter of Non-Interference ✓  
"Happy Luck, LLC"  
5607 N. Figueroa St.  
Los Angeles, CA 90042

The subject establishment will be located on Figueroa Street in the Highland Park neighborhood of Los Angeles. The applicants are requesting a Type 48 license to allow on-site sales of a full line at their bar. Pursuant to Rule 61.4, a license may be granted for an establishment within 100' of a residential dwelling if it can be determined that the business will not interfere with the quiet enjoyment of the residents.

The operation of the subject bar will not interfere with the nearby residents. The subject property is located within a [Q]C4-2D-HPOZ zone that hosts an array of commercial retail, commercial dining, office, and residential uses. There are no schools, parks, or other sensitive uses within 500 ft. The proposed use will be owned and managed by business owners who have operated their record label in Highland Park for over ten years. They see themselves as part of the community of Highland Park and therefore intend to operate their new business venture in a highly responsible way that does not adversely affect the welfare of the pertinent community. The applicant is fully aware of the potential negative effects associated with the service of alcohol and therefore will take necessary precautions in order to ensure that the neighboring residential developments will not be negatively impacted. For instance, all staff will participate in LAPD STAR training and monitor the bar during hours of operation in order to preclude negative side effects of alcohol consumption from escalating. Furthermore, the operator's number will be clearly posted so that patrons and neighbors can easily register any concerns they may have. Figueroa Street in Highland Park has become a commercial hub for those living and working in the area. For this reason, the request disclosed in this application aligns with the developmental trends for the area and will, in actuality, serve to activate the neighborhood's space. Therefore, it can be reasonably assured that the welfare of the community will not be adversely impacted.

✓ GJ

In addition to the above mentioned factors, the layout of the premises will also allow the applicants to operate in a non-interfering fashion. Customers can only enter through a front entrance, there will be no rear access. Additionally, the rear wall of the building is abutted by the adjacent business, providing a buffer between the subject premises and the nearest residential use.

With the above taken into consideration, granting an ABC license for this restaurant will not interfere with the neighboring residents' quiet enjoyment of their home, nor will it contribute to harming the public health and welfare. Because of this, it can be reasonably assured that the issuance of the requested Type 47 will not cause any problems.

Sincerely,

Henry Truong  
F.E. Design and Consulting  
327 E. 2<sup>nd</sup> St. #222  
Los Angeles, CA 90012  
P: (213) 687-6963  
F: (213) 687-6926

Department of Alcoholic Beverage Control  
**STATEMENT RE: RESIDENCES**  
(Rule 61.4)

State of California  
Edmund G. Brown Jr., Governor

Applicant: Please complete left side of form, then sign. List addresses of all residences within 100 feet of your proposed premises. If there are none, write "None." Measure all distances by direct line from the closest edge of the residential structure to the closest edge of your structure or parking lot, whichever is closer. Your "parking lot" includes any area that is maintained for the benefit of your patrons or operated in conjunction with your premises. Continue on reverse if needed.

1. APPLICANT NAME

Happy Luck, LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042

3. RESIDENCES WITHIN 100'

DEPARTMENT USE ONLY					
	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
1. 109 N. Avenue Sb	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Approx 20' ft.	Approx. 20' Walkway space
2. 109 1/2 N. Avenue Sb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Same
3. 111 N. Avenue Sb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. 111 1/2 N. Avenue Sb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5.	<input type="checkbox"/>	<input type="checkbox"/>			
6.	<input type="checkbox"/>	<input type="checkbox"/>			
7.	<input type="checkbox"/>	<input type="checkbox"/>			
8.	<input type="checkbox"/>	<input type="checkbox"/>			

NON-INTERFERENCE (For Department Use Only)

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I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of application for the license, or if the license is issued in reliance upon information in this statement which is offered, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

4. APPLICANT SIGNATURE

ABC-247 (rev. 01/11)

DATE SIGNED

12-5-17


**STATEMENT RE CONSIDERATION  
DEPOSITED IN ESCROW**

TRANSFEROR	CASA ESCOBAR WESTLAKE CORP
TRANSFEROR'S LICENSE NUMBER	501782

**SECTION I: APPLICANT'S STATEMENT THAT CONSIDERATION HAS BEEN DEPOSITED IN ESCROW**

ESCROW HOLDER NAME AND ADDRESS

**ABC ESCROW**  
**2222 DAMON ST**  
**LOS ANGELES, CA 90021-2402**

APPLICANT NAME AND PREMISES ADDRESS  
**HAPPY LUCK LLC**  
**5607 N FIGUEROA ST**  
**LOS ANGELES, CA 90042-4101**

The above designated applicant states that he/she is the intended transferee of a retail license, and submits the following statement pursuant to the provisions of Section 24074.3 of the Alcoholic Beverage Control Act:

I hereby state that the purchase price or consideration, as set forth in the escrow agreement required by Section 24074 of the Alcoholic Beverage Control Act is deposited with the escrow holder named above.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at *Los Angeles*, California,

APPLICANT'S SIGNATURE

Applicant(s) hereby instruct(s) the escrow holder to transmit this statement to the Department of Alcoholic Beverage Control when the escrow holder executes Section II of this document. At that time a copy must also be sent to the transferor.

**SECTION II: ESCROW HOLDER'S NOTIFICATION TO THE DEPARTMENT THAT LICENSE MAY TRANSFER**

To the Department of Alcoholic Beverage Control:

In connection with the transfer of the Alcoholic Beverage license described above, please be advised that the total consideration set forth in the recorded notice has been deposited in escrow and that all cash required by the escrow instructions to be deposited prior to the close of escrow has in fact been deposited, and/or the escrow has the unconditional written assurance of a responsible lender that funds will be deposited in escrow forthwith upon issuance of license.

Escrow holder certifies that disbursement of the consideration provided for in escrow instructions will not establish a preference for any creditor of the transferor except as provided for by Section 24074 of the Alcoholic Beverage Control Act.

ESCROW HOLDER: Mail original and two copies to:

**Department of Alcoholic Beverage Control**  
**888 S. FIGUEROA ST.**  
**STE 320**  
**LOS ANGELES, CA 90017**  
**(213) 833-6043**

*RECEIVED*  
*FEB 15 2018*  
*Dept of Alcoholic Beverage Control*  
*LA/Metro*

ESCROW HOLDER SIGNATURE

ESCROW NUMBER

*16772-AK*

DATE SIGNED

*2-14-2018*
**SECTION III: DEPARTMENT'S NOTICE TO ESCROW HOLDER THAT LICENSE HAS TRANSFERRED**  
*(For Department use only)*

LICENSE NUMBER

DATE SIGNED

This notice, submitted in fulfillment of the provisions of Section 24074 of the Alcoholic Beverage Control Act will serve to confirm that the transferor's license was transferred as shown above.

LICENSING SUPERVISOR SIGNATURE (Department of Alcoholic Beverage Control)

ABC-226

ACCORDING TO REQUEST BY  
**ABC ESCROW COMPANY**

[www.abcescrow.com](http://www.abcescrow.com)  
claims@abcescrow.com

WHEN RECORDED MAIL TO:

NAME  
**ABC Escrow**

MAILING ADDRESS (Street number and name)  
**2222 Damon Street**

CITY                    STATE                    ZIP CODE  
**Los Angeles            CA                    90021**

Escrow No. 16772-AK

DO NOT WRITE IN THE SPACE ABOVE.                    Government Code  
Section 27361.6 reserves space above for exclusive use of County Recorder.

**NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER  
SECTIONS 24073 AND 24074 CALIFORNIA BUSINESS AND PROFESSIONS CODE**

*Read instructions before completing.*

1. LICENSEE(S) NAME(S) (Seller)

**CASA ESCOBAR WESTLAKE CORP**

2. PREMISES ADDRESS TO WHICH LICENSE(S) HAS/HAVE BEEN ISSUED

**2809 AGOURA RD, Thousand Oaks, CA 91361**

3. LICENSEE'S MAILING ADDRESS (if different)

4. APPLICANT(S) NAME (Transferee or Buyer)

**HAPPY LUCK, LLC**

5. PROPOSED BUSINESS ADDRESS (if different than item 2)

**5607 N. FIGUEROA ST, LOS ANGELES, CA 90042**

6. MAILING ADDRESS OF APPLICANT

7. KIND OF LICENSE INTENDED TO BE TRANSFERRED

**ON-SALE GENERAL EATING PLACE License No. 47-501782**

8. ESCROW HOLDER/GUARANTOR NAME

**ABC Escrow**

9. ESCROW HOLDER/GUARANTOR ADDRESS

**2222 Damon Street, Los Angeles, CA, 90021**

10. TOTAL CONSIDERATION TO BE PAID FOR THE BUSINESS AND LICENSE INCLUDING INVENTORY, WHETHER ACTUAL COST, ESTIMATED COST, OR A NOT-TO-EXCEED AMOUNT

CASH

\$

DEMAND NOTE

\$

PROMISSORY NOTES

\$

TANGIBLE AND/OR INTANGIBLE PROPERTY

\$

TOTAL AMOUNT

\$

The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department Of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named Escrow Holder to make payment or distribution within a reasonable time after the completion of the transfer of the license as Provided in Section 24074 of the California Business and Professions Code.

LICENSEE'S SIGNATURE (Transferor or Seller) **CASA ESCOBAR WESTLAKE CORP**

*Katherine Harvey* Katherine Harvey, Pres.

APPLICANT'S SIGNATURE (Transferee or Buyer) **HAPPY LUCK, LLC**

DATE SIGNED

*9/26/17*

DATE SIGNED

One copy of this notice, **CERTIFIED** by the County Recorder, together with an additional copy must accompany the application for the transfer of the license.

ABC-227

*LA1933526*

State of California, Department of Alcoholic Beverage Control

Page 1 of 2

RECORDING REQUESTED BY  
ABC ESCROW COMPANY

[www.abcescrow.com](http://www.abcescrow.com)  
claims@abcescrow.com

WHEN RECORDED MAIL TO:

NAME  
ABC Escrow

MAILING ADDRESS (Street number and name  
2222 Damon Street

CITY STATE ZIP CODE  
Los Angeles CA 90021

Escrow No. 16772-AK

DO NOT WRITE IN THE SPACE ABOVE. Government Code  
Section 27361.6 reserves space above for exclusive use of County Recorder.

## NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074 CALIFORNIA BUSINESS AND PROFESSIONS CODE

*Read instructions before completing.*

1. LICENSEE(S) NAME(S) (Seller)

CASA ESCOBAR WESTLAKE CORP

2. PREMISES ADDRESS TO WHICH LICENSE(S) HAS/HAVE BEEN ISSUED

2809 AGOURA RD, Thousand Oaks, CA 91361

3. LICENSEE'S MAILING ADDRESS (if different)

4. APPLICANT(S) NAME (Transferee or Buyer)

HAPPY LUCK, LLC

5. PROPOSED BUSINESS ADDRESS (if different than Item 2)

5607 N. FIGUEROA ST, LOS ANGELES, CA 90042

6. MAILING ADDRESS OF APPLICANT

7. KIND OF LICENSE INTENDED TO BE TRANSFERRED

ON-SALE GENERAL EATING PLACE License No. 47-501782

8. ESCROW HOLDER/GUARANTOR NAME

ABC Escrow

9. ESCROW HOLDER/GUARANTOR ADDRESS

2222 Damon Street, Los Angeles, CA, 90021

10. TOTAL CONSIDERATION TO BE PAID FOR THE BUSINESS AND LICENSE INCLUDING INVENTORY, WHETHER ACTUAL COST, ESTIMATED COST, OR A NOT-TO-EXCEED AMOUNT

CASH

\$

DEMAND NOTE

\_\_\_\_\_

PROMISSORY NOTES

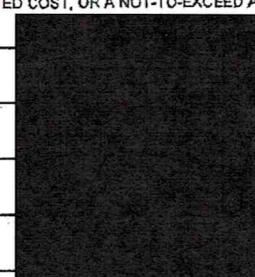
\_\_\_\_\_

TANGIBLE AND/OR INTANGIBLE PROPERTY

\_\_\_\_\_

TOTAL AMOUNT

\$



The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department Of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named Escrow Holder to make payment or distribution within a reasonable time after the completion of the transfer of the license as Provided in Section 24074 of the California Business and Professions Code.

LICENSEE'S SIGNATURE (Transferor or Seller) CASA ESCOBAR WESTLAKE CORP

DATE SIGNED

APPLICANT'S SIGNATURE (Transferee or Buyer) HAPPY LUCK, LLC

DATE SIGNED

John McGuire

12-5-17

One copy of this notice, CERTIFIED by the County Recorder, together with an additional copy must accompany the application for the transfer of the license.

ABC-227

State of California, Department of Alcoholic Beverage Control

Page 2 of 2

This is a true certified copy of the  
original public record if it bears the  
seal, imprinted in purple ink, of the  
County Clerk and Recorder.

*Mark A. Lunn*  
MARK A. LUNN DEC 12 2017  
County Clerk and Recorder  
Ventura County, California



Department of Alcoholic Beverage Control  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043



December 11, 2017

HAPPY LUCK LLC  
[REDACTED]

**NOTIFICATION RE PRIORITY DRAWING FOR  
Intercounty Transfer On-Sale General Eating Place License**

License Number: 585642

Date of Public Drawing: October 11, 2017

Priority Number: 12

Receipt Number: 2453354

County 19 - LOS ANGELES

On October 11, 2017, you were notified to file a formal application for the above license.

This is a second notice for you to file an application. Unless you file a formal application on or before January 9, 2018, we will assume you no longer want the license. We will refund your deposit (less \$100 service charge) and assign your priority number to the next applicant on the list.

If you have any questions, please feel free to contact this office or your nearest ABC District Office. Thank you for participating in the priority drawing.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerry Sanchez".  
Gerry Sanchez  
Supervising Agent In Charge

Cc: Headquarters Licensing  
ABC-267

**ACKNOWLEDGMENT OF ABC  
LAWS, RULES AND/OR REGULATIONS** INTERVIEW DATE DISTRICT OFFICE

LA/METRO

LICENSEE/APPLICANT NAME (PRINT)

**HAPPY LUCK LLC**

BUSINESS NAME (DBA)

PREMISES ADDRESS (Street number and name, city, zip code)

5607 N Figueroa St, Los Angeles

LAWS AND RULES GIVEN

**LICENSEE/APPLICANT FULLY ACKNOWLEDGE ALL REQUIREMENTS****PER ABC FORM 521 (REGARDING PRIORITY APPLICATIONS). WE FULLY INTEND TO  
OPERATE UNDER THE RESTRICTIONS OF THE LAWS.**

On the above date, I was interviewed and instructed by the above office of the Department of Alcoholic Beverage Control.

During this interview, I was advised of certain laws and rules and was given copies of the laws and rules listed above.

I understand any violation of these laws or rules by me, or my agents or employees, could result in disciplinary action being filed against my alcoholic beverage license(s).

LICENSEE/APPLICANT SIGNATURE

DATE SIGNED

3-29-14

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES, AND HOUSING AGENCY

Department of Alcoholic Beverage Control  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

October 11, 2017



HAPPY LUCK LLC

**NOTIFICATION RE PRIORITY DRAWING FOR  
Intercounty Transfer On-Sale General Eating Place License**

License Number: 585642

Date of Public Drawing: October 11, 2017

Priority Number: 12

Receipt Number: 2453354

County LOS ANGELES

Number of Licenses Available: 25

Congratulations. You are eligible to file a formal application for the above license. You must file the application on or before January 9, 2018. As you may know, additional fees will be due and payable to the Department of Alcoholic Beverage Control at that time. Please file your application at the address shown above or your nearest ABC District Office.

If you do not file your application within the prescribed period of time, we shall assume that you are no longer interested in obtaining the above license and shall refund your deposit, less \$100 service charge, and shall assign your priority number to the next person on the list.

Thank you for participating in the priority drawing. If you have any questions, please feel free to contact this office or your nearest ABC District Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suzanne L. Regis".

Supervising Agent In Charge

Cc: Headquarters Licensing  
ABC-225-1

BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

HAPPY LUCK LLC  
ELECTRIC CAFE  
5607 N FIGUEROA ST  
LOS ANGELES, CA 90042-4101

} FILE 48-585642

} REG.

} PETITION FOR CONDITIONAL  
LICENSE

For Issuance of an On-Sale General Public Premises -  
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and

WHEREAS, the proposed premises are located in Census Tract #1836.10 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.
- 2 No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

NN

Initials

**PRIORITY LICENSE APPLICATION**

Instructions: Complete this form only after thoroughly reviewing ABC-521. Use the reverse side if you need more space to disclose ownership information. Include a certified check, cashier's check, or money order for the application fee.

DATE	LICENSE TRANSACTION <i>or</i>	LICENSE TYPE <i>or</i>
9-15-17	<input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> INTERCOUNTY TRANSFER	<input checked="" type="checkbox"/> ON-SALE GENERAL (RESTAURANT, BAR, CLUB) <input type="checkbox"/> OFF-SALE GENERAL (STORE)

COUNTY WHERE BUSINESS TO BE LOCATED APPLICANT(S) NAME (Print)

Los Angeles Happy Lucke LLC

MAILING ADDRESS (Street number and name, city, state, zip code)

PHONE NUMBER

TYPE OF OWNERSHIP (Check one)

Sole Owner  Partnership  Limited Partnership (LP)  Corporation  Limited Liability Company (LLC)  Other

## • LIST ALL OFFICERS, DIRECTORS, GENERAL PARTNERS (if LP) AND MANAGERS (if LLC) OF THE APPLICANT, AND THEIR TITLES

PRINTED NAME John Jason McGuire	TITLE President	PRINTED NAME	TITLE
PRINTED NAME Chris Manak	TITLE Partner	PRINTED NAME	TITLE
PRINTED NAME	TITLE	PRINTED NAME	TITLE
PRINTED NAME	TITLE	PRINTED NAME	TITLE

• LIST ALL STOCKHOLDERS, LIMITED PARTNERS OR LLC MEMBERS OF THE APPLICANT, AND THEIR PERCENTAGE OF OWNERSHIP  
(MUST TOTAL 100%)

PRINTED NAME John Jason McGuire	%	PRINTED NAME	%
PRINTED NAME Chris Manak	%	PRINTED NAME	%
PRINTED NAME	%	PRINTED NAME	%
PRINTED NAME	%	PRINTED NAME	%

1. Applicant acknowledges all provisions, requirements and restrictions set forth in Form ABC-521 (Priority License Instructions).
2. Applicant acknowledges that if a drawing is required, proof of residency (as defined) shall be required for participation.
3. Applicant agrees that the Application for Alcoholic Beverage License, Form ABC-211, will be submitted within ninety (90) days of notification of eligibility to file the formal application. The application will be made in the same name(s) as it appear(s) above.
4. Applicant agrees that he/she will not make a formal application at a location at which he/she holds any interest in a license of the same type, whether in active status or surrendered to the Department pursuant to Department Rule 65, and will not apply at any location actively licensed with the same type of license.
5. Applicant certifies that he/she has no interest in any other priority application for the same type of license ("on-sale", "off-sale") and transaction ("original", "inter-county transfer") in the same county and acknowledges that any changes in ownership or interest in the applicant entity made after the application is submitted may be grounds for disqualification from the priority licensing process.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a priority license as indicated above.

APPLICANT SIGNATURE\*

*John Jason McGuire*

9-15-17

PRINTED NAME AND TITLE

DATE EXECUTED

**ACKNOWLEDGMENT OF ABC  
LAWS, RULES AND/OR REGULATIONS**

DATE

DISTRICT OFFICE  
LA/Metro

LICENSEE/APPLICANT NAME (Print)

**HAPPY LUCK LLC**

BUSINESS NAME (DBA)

PREMISES ADDRESS (Street number and name, city, zip code)

**5607 N Figueroa St, Los Angeles CA 90042**

LAWS AND RULES GIVEN

**RULE 143. EMPLOYEES OF ON-SALE LICENSEES SOLICITING OR ACCEPTING DRINKS.**

No On-Sale retail licensee shall permit any employee of such licensee to solicit, in or upon the licensed premises, the purchase or sale of any drink, any part of which is for, or intended for, the consumption or use of such employee, or to permit any employee of such licensee to accept, in or upon the licensed premises, any drink which has been purchased or sold there, any part of which drink is for, or intended for, the consumption or use of any employee.

It is not the intent or purpose of this rule to prohibit the long-established practice of a licensee or a bartender accepting an incidental drink from a patron.

**ABC-598, SECTION 107. RETAILERS REQUIRED TO POST WARNING NOTICE**

On the above date, I was given copies of the laws and rules listed on this form by the Department of Alcoholic Beverage Control.

I understand any violation of these laws or rules, or any other laws or rules not specifically listed herein that apply to my license, by me, or my agents or employees, could result in disciplinary action being filed against my alcoholic beverage license(s).

LICENSEE/APPLICANT SIGNATURE

DATE SIGNED

**3-29-18**

ABC-203 (01/15)

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043



JANUARY 26, 2018

To whom it may concern:

An application has been made for a license to sell alcoholic beverages near you:

HAPPY LUCK LLC

Applicant(s) Name(s)

ELECTRIC CAFE

Doing Business As

5607 N FIGUEROA ST, LOS ANGELES, CA 90042-4101

Premises Address

Type of Business:

<input type="checkbox"/> Restaurant	<input checked="" type="checkbox"/> Bar/Tavern	<input type="checkbox"/> Deli
<input type="checkbox"/> Mini Mart	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Gas Station
<input type="checkbox"/> Other:		

Entertainment:  Yes  No

RECORDED MUSIC

Type of Entertainment

Proposed hours of alcoholic beverage sales/service: 11:00 A.M. TO 2:00 A.M.

(Hours and entertainment are decided by the business owner and may change.)

Type(s) of alcoholic beverages to be sold:

<input type="checkbox"/> Beer	<input type="checkbox"/> Wine	<input type="checkbox"/> Beer & Wine	<input checked="" type="checkbox"/> All Types
(Beer, Wine and Distilled Spirits)			

If you have any questions or require additional information concerning the issuance of the license, please contact me on or before 02/10/18.

Sincerely,

A stylized logo consisting of a blue square icon followed by the word "COPY" in a large, red, bold, sans-serif font.

Carmen Ramirez  
Licensing Representative

Department of Alcoholic Beverage Control  
**INVESTIGATION CHECKLIST**

State of California  
[www.abc.ca.gov](http://www.abc.ca.gov)

Instructions to Applicant(s):

Thank you for filing your application. The application will be assigned to a representative for investigation. After the application is initially reviewed, the representative will notify you if additional information is necessary for the investigation. **Failure to respond to the requests for additional information will be considered an abandonment of the application and it will be administratively withdrawn.** The items needed for our investigation are check below. Please furnish them to this office as soon as possible to avoid delays or denial of your application. When completing forms, print in ink or type. For questions or help, please call and ask to speak with your assigned investigator or licensing representative at (213) 833-6043.

**DATE:**

December 19,  
2017

**LICENSE TYPE & NUMBER:**

48-585642

Post your premises with Form ABC-207, Public Notice...(white poster), or ABC-207B, Public Notice...(yellow poster). Your 30-day statutory waiting period begins when you post the notice. Make sure to date the notice.

ABC-293, Affidavit of Posting - Sign, date and return.

ABC-207-A, Notice of Application - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-207-C, Notice of Application to Sell Alcoholic Beverages - Publish once a week for three consecutive weeks. Publish in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-207-D, Notice of Application for Change in Ownership of Alcoholic Beverage License - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-528, Instructions to Applicants...Section 23985.5, 500' law.

ABC-207-E, Notice of Intention to Engage in the Sale of Alcoholic Beverages - Mail to certain addresses within 500' of the premises. Follow instructions on Form ABC-528.

ABC-207-F, Declaration of Service by Mail (Section 23985.5, 500' law). Complete, sign, date and return to ABC with a copy of the ABC-207-E.

Copy of Conditional Use Permit - Obtain from your city or county planning department.

ABC-208-A/B, Individual Personal/Financial Affidavit - The following person(s) must complete the form:

LiveScan (fingerprints) for the following person(s) - Please provide second copy of BCII:8016 signed by Live Scan operator:

Applicants

Re-record and provide certified copy of ABC-227 or ABC-227-A, Notice of Intended Transfer, to include corrections:

ABC-245, Information and Instructions re: Section 23958.4 (Public Convenience or Necessity).

ABC-282, Declaration re Temporary Permit - Required if applicant is not available to sign ABC-280, Temporary Retail Permit.

ABC-283, Information Concerning Temporary Permit - Information only, please read.

**INVESTIGATION CHECKLIST (Cont.)** Copy of Menu Food Lessee Agreement Agreement: Manager Franchise

Non-retail applicant:

Contact U.S. Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB), to find out if a Federal Basic permit is needed (ABC may also need a copy). Contact TTB at National Revenue Center, 550 Main St., Cincinnati, OH 45202-3263, Phone: (800) 398-2282. Website: [www.ttb.gov](http://www.ttb.gov). Non-retail applicant: Contact ABC Headquarters, (916) 419-2571, concerning the need for: Malt Beverage price Schedule and Out-of-State Distilled Spirits Shipper's Certificate (ABC-413 and ABC-414). Non-retail applicants, except Types 06, 08, 14, 16, 17, 27 and 29, will be contacted directly by the California Board of Equalization, Excise Tax Division, concerning registration requirements for excise tax due on alcoholic beverages. Retail applicant: Contact U.S. Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB), (877) 882-3277, about the Special Tax Registration; ATF-5630.5, Annual Tax Registration and Return; ATF-5170.2, Liquor Laws and Regulations for Retail Dealers. Website: [www.ttb.gov](http://www.ttb.gov). Petition for Conditional License - ABC-172. ABC-203, Acknowledgement of ABC Laws, Rules or Regulations Rule 60(j) or (l) affidavit. ABC-226, Statement re: Consideration Deposited in Escrow. Escrow holder must sign and mail to ABC.  
Date mailed to escrow holder: December 19, 2017 You may need to provide verification (proof) of the source of your funds (e.g., bank statements, savings passbooks, loan papers, real estate papers, financial statement, gift/loan letters, etc.). Seller's renewal due on: September 30, 2018. Additional monies due: \$163 – Consultant notified of the same.



State of California  
RECEIPT FOR PAYMENT

Department of Alcoholic Beverage Control

Paid For: HAPPY LUCK LLC  
Received at: LA/METRO DISTRICT Office

Received: December 19, 2017  
Receipt No: 2473098.  
Total Amount: \$1,165.00

Payment Method

ID#

Amount Paid By

\$1,165.00 HAPPY LUCK LLC

Accounting Comment:

Detail Transaction	Job #	Dup	Unit Cost	Quantity	Amount Paid
NA - SFP	585642-170915	4			\$156.00
NA - FFP	585642-170915	4			\$33.00
47 - ANN B	585642-170915	0			\$976.00

BY: LS

ABC-42 (01/01)

**TO:** Department of Alcoholic Beverage Control  
 888 S. FIGUEROA ST.  
 STE 320  
 LOS ANGELES, CA 90017  
 (213) 833-6043

File Number: 585642  
 Receipt Number: 2473098  
 Geographical Code: 1933  
 Copies Mailed Date: December 19, 2017  
 Issued Date:

DISTRICT SERVING LOCATION: LA/METROFirst Owner: HAPPY LUCK LLCName of Business: ELECTRIC CAFELocation of Business: 5607 N FIGUEROA ST  
LOS ANGELES, CA 90042-4101County: LOS ANGELESIs Premise inside city limits? YesCensus Tract 1836.10Mailing Address:  
(If different from  
premises address)Type of license(s): 48Transferor's license/name: 501782 / CASA ESCOBAR WESTLAKE CORP Dropping Partner: Yes        No ✓

<u>License Type</u>	<u>Transaction Type</u>	<u>Fee Type</u>	<u>Master</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
48 - On-Sale General Eating	INTER-COUNTY TRANSFER	NA	Y	0	09/15/17	\$6,000.00
48 - On-Sale General Eating	EXCHANGE FEES	P40	N	0	12/19/17	\$100.00
48 - On-Sale General Eating	ANNUAL FEE	P40	Y	0	12/19/17	\$976.00
NA	FEDERAL FINGERPRINTS	NA	N	4	12/19/17	\$96.00
NA	STATE FINGERPRINTS	NA	N	4	12/19/17	\$156.00
						Total <u>\$7,328.00</u>

Have you ever been convicted of a felony? NoHave you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of LOS ANGELES

Date: September 15, 2017

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

HAPPY LUCK LLC

See 211 Signature Page

**APPLICATION SIGNATURE SHEET ("SIGN ON")**

- This form is to be used as the signature page for applications not signed in the District Office.
- Read instructions on reverse before completing.**
- All signatures must be notarized in accordance with laws of the State where signed.**

2. FILE NUMBER (If any)

585642

3. LICENSE TYPE

48

## 1. OWNERSHIP TYPE (Check one)

<input type="checkbox"/> Sole Owner	<input type="checkbox"/> Partnership-Ltd
<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation
<input type="checkbox"/> Married Couple	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Domestic Partner	<input type="checkbox"/> Other

## 4. TRANSACTION TYPE

<input type="checkbox"/> Original	<input type="checkbox"/> Person to Person Transfer
<input checked="" type="checkbox"/> Exchange	<input type="checkbox"/> Premise to Premise Transfer
<input type="checkbox"/> Other	

5. APPLICANT(S) NAME (Last, first, middle)

Happy Luck, LLC

6. APPLICANT'S MAILING ADDRESS (Street address/P.O. box, city, state, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042

7. PREMISES ADDRESS (Street address, city, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042

**APPLICANT'S CERTIFICATION**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He/She is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he/she has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed

transfer is not made to (a) satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department, (b) to gain or establish a preference to or for any creditor or transferor, or (c) to defraud or injure any creditor or transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

I understand that if I fail to qualify for the license or withdraw this application there will be a service charge of one-fourth of the license fee paid, up to \$100.

**SOLE OWNER**

8. PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

**PARTNERSHIP/LIMITED PARTNERSHIP (Signatures of general partners only)**

9. PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

**CORPORATION**

10. PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

## TITLE

President    Vice President    Chairman of the Board

**RECEIVED**

PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

Dept of Alcoholic Beverage Control  
LA Metro

DEC 08 2017

## TITLE

Secretary    Asst. Secretary    Chief Financial Officer    Asst. Treasurer

**LIMITED LIABILITY COMPANY**

11. The limited liability company is member-run

 Yes No

(If no, complete Item #12 below)

12. NAME OF DESIGNATED MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)

McGuire, John, Jason

13. MEMBER'S PRINTED NAME (Last, first, middle)

McGuire, John, Jason

SIGNATURE

**X**

DATE SIGNED

12-5-17

SIGNATURE

**X**

DATE SIGNED

State of California

**LICENSE TRANSFER REQUEST ("SIGN OFF")**

- This form is to be signed by transferors only.*
- Read instructions before completing.*
- All signatures must be notarized in accordance with laws of the State where signed.*

4. LICENSEE'S NAME (Transferor/Seller)

CASA ESCOBAR WESTLAKE CORP

5. EXISTING PREMISES ADDRESS

2809 AGOURA RD, THOUSAND OAKS, CA 91361

7. LICENSEE'S MAILING ADDRESS (Transferor/Seller)

1. DISTRICT OFFICE

Department of Alcoholic Beverage Control

2. LICENSE NUMBER

47-501782

3. TRANSACTION TYPE

 Exchange Person to Person Transfer Premise to Premise Transfer  
 Other

5. APPLICANT'S NAME (Transferee/Buyer)

HAPPY LUCK, LLC

8. LICENSEE'S PHONE NUMBER

( )

I hereby request surrender of my license under Section 24045.5(b) of the ABC Act so that a Temporary Permit may be issued to the transferee.

9. SIGNATURE OF TRANSFEROR/SELLER FOR TEMPORARY PERMIT (only one signature required)

**X**

DATE SIGNED

10. RENEWAL DUE DATE

11. SURRENDER DATE

12. TEMP. EFFECTIVE DATE

13. TEMP. EXPIRATION DATE

**TRANSFEROR'S CERTIFICATION**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is the licensee named in the foregoing transfer application, duly authorized to make this transfer application; (2) that he hereby makes application to surrender all interest in the license(s) described above and to transfer same to the applicant and/or location indicated on the upper portion of this form, if such transfer is approved by the Director; (3) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor of transferor or to defraud or injure any creditor of transferor; (4) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

**SOLE OWNER**

14. SOLE OWNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

DATE SIGNED

**X****PARTNERSHIP/LIMITED PARTNERSHIP (signatures of general partners only)**

15. PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

DATE SIGNED

**X**

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

DATE SIGNED

**X**

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

DATE SIGNED

**X****CORPORATION**

16. CORPORATE OFFICER'S PRINTED NAME (Last, first, middle)

Harvey Katherine E

SIGNATURE

DATE SIGNED

**X**

9/26/17

TITLE  
 President  Vice President  Chairman of the Board

CORPORATE OFFICER'S PRINTED NAME (Last, first, middle)

Harvey Russell

SIGNATURE

DATE SIGNED

**X**

9/26/17

TITLE  
 Secretary  Assistant Secretary  Chief Financial Officer  Assistant Treasurer

**LIMITED LIABILITY COMPANY**

17. The limited liability company is member-run

 Yes  No

(If no, complete Item #18 below)

18. NAME OF DESIGNATED LLC MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)

ABC INITIALS/DATE (ABC use only)

19. LLC MEMBER'S PRINTED NAME (Last, first, middle)

SIGNATURE

DATE SIGNED

**X**

DATE SIGNED

**X**

DATE SIGNED

"SIGN OFF"

ABC-211-A (9/01)

Loose certificate  
is attached MA 9-26-17

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

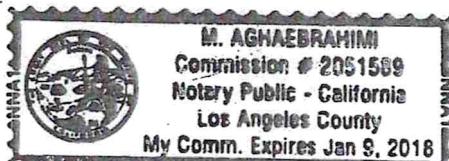
on 9-26-2017 before me, M.

Date \_\_\_\_\_  
Personally approved: R. L. Russell

*Here Insert Name and Title of the Officer*

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature M. B. Brink  
Signature of Notary Public

loose certificate is  
Attached. MA

*Place Notary Seal Above*

- OPTIONAL

**OPTIONAL**  
Though this section is optional, completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: license Transfer Request (sign off)

Document Date: 9-26-2017  
Signer(s) Other:

Number of Pages: one

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Signer's Name:	<input type="text"/>
<input type="checkbox"/> Corporate Officer — Title(s): _____	
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	
<input type="checkbox"/> Other: _____	

**Signer Is Representing:**

Signer's Name:

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing:

3 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 29<sup>th</sup> DAY OF March, 2018.

 Jason McGuire  
\_\_\_\_\_  
Applicant/Petitioner      Applicant/Petitioner

Department of Alcoholic Beverage Control  
**APPLICATION QUESTIONNAIRE**

State of California  
 Edmund G. Brown Jr., Governor

*Please read instructions, which includes Privacy Notice, before completing form.*

CT 1836-10

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

Happy Luck, LLC

P-12 LICENSEE  
 Yes       No  
(If yes, complete form ABC-811)

2. LICENSE TYPE(S) (Check appropriate items)		3. TRANSACTION TYPE (Check appropriate item)
20 Off-Sale Beer & Wine		Original (New)
21 Off-Sale General		X Person-to-Person Transfer (check appropriate section):
40 On-Sale Beer		Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)
41 On-Sale Beer & Wine Eating Place		Section 24071.1 (Corporate Stock/Limited Partnership)
42 On-Sale Beer & Wine Public Premises		X Section 24071.2 (Limited Liability Company)
47 On-Sale General Eating Place		X Premises-to-Premises Transfer
X 48 On-Sale General Public Premises		X Exchange
Other		Other

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)

Yes       No

5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042 - 4101

County  
 Los Angeles

6. PREMISES TELEPHONE NUMBER

( ) Pending

7. PREMISES ARE INSIDE CITY LIMITS

Yes

No

8. BUSINESS NAME (DBA) YOU WILL USE

Electric Cafe

9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042 - 4101

10. MAILING ADDRESS  
 Permanent       Temporary

11. ABC LICENSE COST (Item #33a on reverse)

\$25,000

12. SUBTOTAL (Item #33f on reverse)

[REDACTED]

13. HAS THE APPLICANT(S) EVER BEEN CONVICTED OF A FELONY?

Yes       No

14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS OF THE DEPARTMENT PERTAINING TO THE ACT?

Yes       No

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company.)

17. ABC LICENSE NUMBER

Casa Escobar Westlake Corp.

47-501782

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)

2809 Agoura Road, Thousand Oaks, CA 91361

RECEIVED

19. PREMISES UNDER CONSTRUCTION

IF YES, LIST ESTIMATED COMPLETION DATE

Yes       No

20. FRANCHISE

Yes       No

21. NAME OF PERSON WE MAY CONTACT (For the applicant)

Henry Truong

22. TITLE OF CONTACT PERSON

Consultant

DEC 08 2017

23. CONTACT TELEPHONE NUMBER

(213) 687-6963 x 206

24. CONTACT E-MAIL ADDRESS

henry@fedesignandconsulting.com

Dent of Alcoholic Beverage Control

25. PREMISES IS CURRENTLY LICENSED

IF YES, TYPE OF LICENSE

Yes       No

n/a

26. CURRENT LICENSE IS OPERATING

Yes       No

IF NO, DATE CLOSED

**FINANCIAL INFORMATION**

27. ESCROW COMPANY'S NAME

ABC Escrow

ESCROW COMPANY'S ADDRESS

2222 Damon St., Los Angeles, CA 90021

TELEPHONE NUMBER

(213) 417-2341

28. BOOKKEEPER/ACCOUNTANT'S NAME

Trey Herring

BOOKKEEPER/ACCOUNTANT'S ADDRESS

TELEPHONE NUMBER

[REDACTED]

29. LANDLORD'S NAME

William Vasquez

LANDLORD'S ADDRESS

TELEPHONE NUMBER

[REDACTED]

30. MONTHLY RENT

31. LEASE EXPIRATION DATE

32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES

All

Some

None

<b>33. INVESTMENT INFORMATION</b>		<b>COST</b>
a. ABC License	\$ 25,000.00	
b. Furniture/fixtures		
c. Inventory		
d. Goodwill/non-compete covenant		
e. Leasehold and/or Improvements		
f. <b>SUBTOTAL</b> ( <i>Usually should equal the recorded notice</i> )		
g. Fees for other licenses, permits, and deposits (approximate). Include Federal, State, County or City license fees or permits; lease and utility deposits		
h. Working capital (approximate)		
i. Realty or interest therein		
<b>j. TOTAL INVESTMENT (Items f through i) (will equal total of amounts listed in item #33)</b>		

**34. Source of Funds for Total Investment (item #33j) - identify amount(s), type(s) and explain source(s) and/or terms of Repayment**

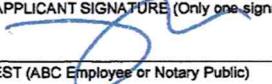
Amount	Type	Source and/or Terms of Repayment
Examples \$1,000	Gift	John Doe, Brother
\$15,000	Promissory Note	to seller, payable @ \$1,000 per month for 15 months
\$10,000	Loan	from ABC Bank, @ 8.5% over 5 yrs; monthly payment = \$2,052

**35. LIST ALL BANK ACCOUNTS FOR THIS BUSINESS OPERATION**

BANK NAME	BANK ADDRESS	ACCOUNT NUMBER	RECEIVED
a.			
b.			
c. NAMES OF ALL PERSONS AUTHORIZED TO SIGN ON BANK ACCOUNT(S) (Print)			

DEC 08 2017

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I/we hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my/our financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I/we also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my/our bookkeeper. I/we also read all of the above and declare under penalty of perjury that each and every statement is true and correct.

36. APPLICANT SIGNATURE (Only one signature needed)	PRINTED NAME	DATE SIGNED
	Jason McGuire	12-5-17
ATTEST (ABC Employee or Notary Public)		

**AFFIDAVIT OF POSTING**

ABC 293

Posting should be accomplished within 5 days from the date of application.

Investigation cannot progress until this completed form, Affidavit of Posting, has been received by this office.

Date of Filing Application: December 19, 2017

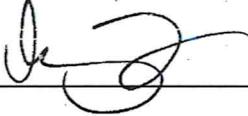
Name of Applicant(s): **HAPPY LUCK LLC**

Address of Premises: **5607 N FIGUEROA ST  
LOS ANGELES, CA 90042-4101**

License(s) Applied for: **48 - On-Sale General Public Premises**

I hereby certify under penalty of perjury that pursuant to the provisions of Section 23985 of the Alcoholic Beverage Control Act and Rule 109, Title 4, Chapter 1, California Code of Regulations, after filing an application to engage in the sale of alcoholic beverages at the above-designated premises, I did date the posting notice and on said date did post the notice in a conspicuous place on the premises and said notice shall remain posted for a period of at least 30 consecutive days.

NOTICE DATED AND POSTING: 1/10/18

SIGNATURE OF APPLICANT:  DATE 1/10/18

Please return within five (5) days to:

**Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043**

**Section 23985 and Rule 109,**

Section 23985. POSTING NOTICE. After filing an application to engage in the sale of any alcoholic beverage at any premises, notice of intention to so commence shall be posted in a conspicuous place at the entrance to the premises. The applicant shall notify the department of the date when such notice is first posted. No License shall be issued for the premises until the notice has been so posted for at least 30 consecutive days. The notice shall be in such form as the department shall prescribe.

Notice of the application for a license pursuant to Section 24044 shall be posted at the proposed premises after the application is filed and shall remain so posted for at least 30 consecutive days. The applicant shall notify the department of the date when such notice is first posted.

Rule 109. POSTING NOTICE. After filing an application to sell alcoholic beverages at any premises, the applicant shall post on the proposed premises notice of intention to sell alcoholic beverages. The notice shall be at least two feet in length and fourteen inches in width. This notice shall be posted in a conspicuous place which can be readily observed by ordinary passersby at or near the entrance to the premises. In the case of a vacant lot, posting shall be on a post or stake of permanent material, at the midpoint of the largest boundary fronting on a public thoroughfare at a point not more than ten (10) feet from the sidewalk, or roadway in the absence of any sidewalk. This notice must be mounted upon heavy cardboard or wood backing affixed to the post or stake so as to be readily visible from the sidewalk or roadway.

The notice shall remain posted for at least 30 consecutive days.

RECEIVED  
JAN 24 2018  
Dept of Alcoholic Beverage Control  
LA Metro

**NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES**

ABC-207-E (9/05)

To the Resident or Owner of Real Property Within a 500' Radius:

The applicant(s) for an alcoholic beverage license must mail this notice to every resident of real property within a 500 foot radius of the premises (Section 23985.5 of the Business and Professions Code). The applicant must mail this notice within 15 days of posting the premises. Any protest against the issuance of the license(s) must be received at any office of the Department of Alcoholic Beverage Control (ABC) or Departmental Headquarters within 30 days of the date the premises are posted, or within 30 days of the mailing of this notification, whichever is later. To obtain a copy of the protest form, ABC-510-A, please contact your local ABC office or go online to [www.abc.ca.gov](http://www.abc.ca.gov).

Date of Mailing: 1/16/18 Date Premises Posted: 1/10/18

The below-named applicant(s) has applied for a license to sell alcoholic beverages at:

5607 N Figueroa St.  
Los Angeles, CA 90042-4101

Type of license(s) applied for:

48-On Sale General Public Premise

The name(s) of the applicant(s) is/are:

Happy Luck LLC

The dba (doing business as) is (*if known*):

Electric Cafe

Further information regarding this application or filing a protest may be obtained at:

**Department of Alcoholic Beverage Control**

888 S Figueroa St Ste 320  
Los Angeles, CA 90017  
213-833-6043

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Los residentes o dueños que no hablen inglés por favor vean al reverso para mayor información.

非英語語系的居民或所有人，請參見背面資訊。

영어 구사 불가능 주민/소유주는 내용 확인을 위해 뒤면을 참조하십시오.

Cư dân/sở hữu chủ nào không nói tiếng Anh, xin xem mặt sau để biết chi tiết.

المقيمين/المالكين الذين لا يتكلمون اللغة الإنجليزية، رجاء مراجعة الصفحة الخلفية للحصول على المعلومات.

**NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES**

ABC-207-E (9/05) Reverse

El solicitante de una licencia para bebidas alcohólicas debe enviar este aviso por correo a todos los residentes de bienes inmuebles en un radio de 500 pies del establecimiento (Sección 23985.5 del Código de Negocios y Profesiones). El solicitante debe enviar este aviso antes de 15 días a partir del registro del establecimiento. Toda protesta en contra de la expedición de la(s) licencia(s) debe ser recibida en cualquier oficina del Departamento de Control de Bebidas Alcohólicas (ABC) o en la Oficina Central del Departamento hasta 30 días a partir del registro del establecimiento o hasta 30 días a partir de haber enviado por correo esta notificación, la que sea fecha posterior. Para obtener un formulario de protesta, ABC-510-A, favor de comunicarse a la oficina del ABC de su localidad o conéctese por Internet en [www.abc.ca.gov](http://www.abc.ca.gov). Si requiere ayuda, haga el favor de comunicarse a la oficina del ABC que se menciona en la parte inferior de este formulario.

酒精飲料執照的申請人必須將本通知郵寄給在其營業場地半徑 500 呎範圍內設有不動產的每一位居民 (營業與職業法第 23985.5 條)。申請人必須在公告營業場地的 15 天內寄出本通知。如對執照的發放有任何反對意見，必須於公告營業場地的 30 天內或是寄出此通知的 30 天內 (以兩者中較晚的日期為準)，寄達酒精飲料管理局 (ABC) 的任意辦公室或總局。如需反對意見表 ABC-510-A，請與當地 ABC 辦公室聯絡，或造訪 [www.abc.ca.gov](http://www.abc.ca.gov)。如果您需要協助，請與本意見表底部所列的 ABC 辦公室聯絡。

주류취급면허 신청자는 점포 소지 반경 500 푸트 내의 모든 부동산 거주민에게 본 통지서를 우송해야 합니다(전문직업법 제23985.5항). 신청자는 점포 공고 15일 이내에 본 통지서를 우송해야 합니다. 해당 면허 발행에 대한 이의는 점포 공지 30일 이내 또는 본 통지서 우송 30일 이내 중 늦은 기간 안에 주류관리부(ABC)의 모든 사무소 또는 주류관리본부에 접수되어야 합니다. 이의 제기 양식 ABC-510-A 사본을 받으려면 해당 지역 ABC 사무소에 연락하거나 [www.abc.ca.gov](http://www.abc.ca.gov)를 방문하십시오. 도움이 필요하신 경우, 본 양식 하단에 나열되어 있는 ABC 사무소에 연락하십시오.

(Những) người đang xin giấy phép bán thức uống có rượu phải gửi thông báo này cho mỗi cư dân tại các bất động sản tọa lạc trong phạm vi bán kính 500 feet từ nơi bán (Đoạn 23985.5 Bộ Luật Thương Nghiệp và Nghề Nghiệp). Được đơn phải gửi thông báo này trong vòng 15 ngày sau khi công bố địa điểm. Bất cứ trường hợp nào phản đối việc cấp (các) giấy phép đều phải nộp cho bất cứ văn phòng nào của Bộ Kiểm Soát Thực Uống Có Rượu (ABC) hoặc Trụ Sở của Bộ trong vòng 30 ngày sau ngày công bố địa điểm, hoặc trong vòng 30 ngày sau khi gửi thông báo này, tùy theo trường hợp nào xảy ra sau. Muốn xin mẫu phản đối, ABC-510-A, xin liên lạc với văn phòng ABC tại địa phương quý vị hoặc trên mạng tại [www.abc.ca.gov](http://www.abc.ca.gov). Xin liên lạc với văn phòng ABC ghi ở cuối mẫu này nếu quý vị cần được giúp.

على المتقدم/المتقىمين برخصة لبيع المشروبات الكحولية إرسال هذا الإشعار لكل صاحب ملك على بعد ٥٠٠ قدم حول المحل (الجزء 23985.5 من قانون المحلات التجارية والمهنية). على المتقدم بالطلب إرسال هذا الإشعار خلال ١٥ يوماً من عرضه في المحل. يجب استلام أي احتجاج ضد إصدار الرخصة/الشخص من قبل أي مكتب تابع لإدارة مراقبة المشروبات الكحولية (Alcoholic Beverage Control) أو المقر الرئيسي الإداري خلال ٣٠ يوماً من تاريخ عرض الإشعار في المحل التجاري، أو خلال ٣٠ يوماً من إرسال هذا الإشعار ببريد، أيهما حدث لاحقاً. للحصول على نسخة من نموذج الاحتجاج، ABC-510-A، يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي أو عن طريق الموقع الإلكتروني على الإنترنت [www.abc.ca.gov](http://www.abc.ca.gov). يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي المبين في أسفل هذا النموذج إذا احتجت للمساعدة.

**DECLARATION OF SERVICE BY MAIL**  
ABC 207F

Complete this form, attach the original Form ABC-207E and return to ABC office listed below. Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

**Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043**

Applicant(s) Name(s):

**HAPPY LUCK LLC**

Premises Address:

**5607 N FIGUEROA ST  
LOS ANGELES, CA 90042-4101**

I, Henry Tengana, do hereby declare that on 1/16/18, I served by mail upon each  Resident of real property.  owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

ADDRESS

CITY

ZIP CODE

*See Attached*

Continued on reverse or on attachment

*I declare under the penalty of perjury that the foregoing is true and correct.*

Executed at Los Angeles, California, this 16 day of January, 2018

*[Signature]*  
Signature

Occupant	Street	Unit	Number	City/State/Zip
Occupant	5506 Marmion Way			Los Angeles, CA 90042
Occupant	5508 Marmion Way			Los Angeles, CA 90042
Occupant	5510 Marmion Way			Los Angeles, CA 90042
Occupant	5512 Marmion Way			Los Angeles, CA 90042
Occupant	5514 Marmion Way			Los Angeles, CA 90042
Occupant	5516 Marmion Way			Los Angeles, CA 90042
Occupant	5518 Marmion Way			Los Angeles, CA 90042
Occupant	5520 Marmion Way			Los Angeles, CA 90042
Occupant	5522 Marmion Way			Los Angeles, CA 90042
Occupant	5524 Marmion Way			Los Angeles, CA 90042
Occupant	5608 Marmion Way			Los Angeles, CA 90042
Occupant	5622 Marmion Way			Los Angeles, CA 90042
Occupant	5624 Marmion Way			Los Angeles, CA 90042
Occupant	5531 Marmion Way			Los Angeles, CA 90042
Occupant	5537 Marmion Way			Los Angeles, CA 90042
Occupant	5537 1/2 Marmion Way			Los Angeles, CA 90042
Occupant	5607 Marmion Way			Los Angeles, CA 90042
Occupant	109 N Avenue 55			Los Angeles, CA 90042
Occupant	111 N Avenue 55			Los Angeles, CA 90042
Occupant	113 N Avenue 55			Los Angeles, CA 90042
Occupant	115 N Avenue 55			Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		1 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		2 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		3 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		4 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		5 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		6 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		7 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		8 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		9 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		10 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		11 Los Angeles, CA 90042
Occupant	117 N Avenue 55	Unit		12 Los Angeles, CA 90042
Occupant	119 N Avenue 55			Los Angeles, CA 90042
Occupant	125 N Avenue 55			Los Angeles, CA 90042
Occupant	131 N Avenue 55			Los Angeles, CA 90042
Occupant	116 N Avenue 56	Unit		1 Los Angeles, CA 90042
Occupant	116 N Avenue 56	Unit		2 Los Angeles, CA 90042
Occupant	116 N Avenue 56	Unit		3 Los Angeles, CA 90042
Occupant	116 N Avenue 56	Unit		4 Los Angeles, CA 90042
Occupant	116 N Avenue 56	Unit		5 Los Angeles, CA 90042
Occupant	118 N Avenue 56	Unit		Los Angeles, CA 90042
Occupant	128 N Avenue 56	Unit		1 Los Angeles, CA 90042
Occupant	128 N Avenue 56	Unit		2 Los Angeles, CA 90042
Occupant	128 N Avenue 56	Unit		3 Los Angeles, CA 90042
Occupant	128 N Avenue 56	Unit		4 Los Angeles, CA 90042

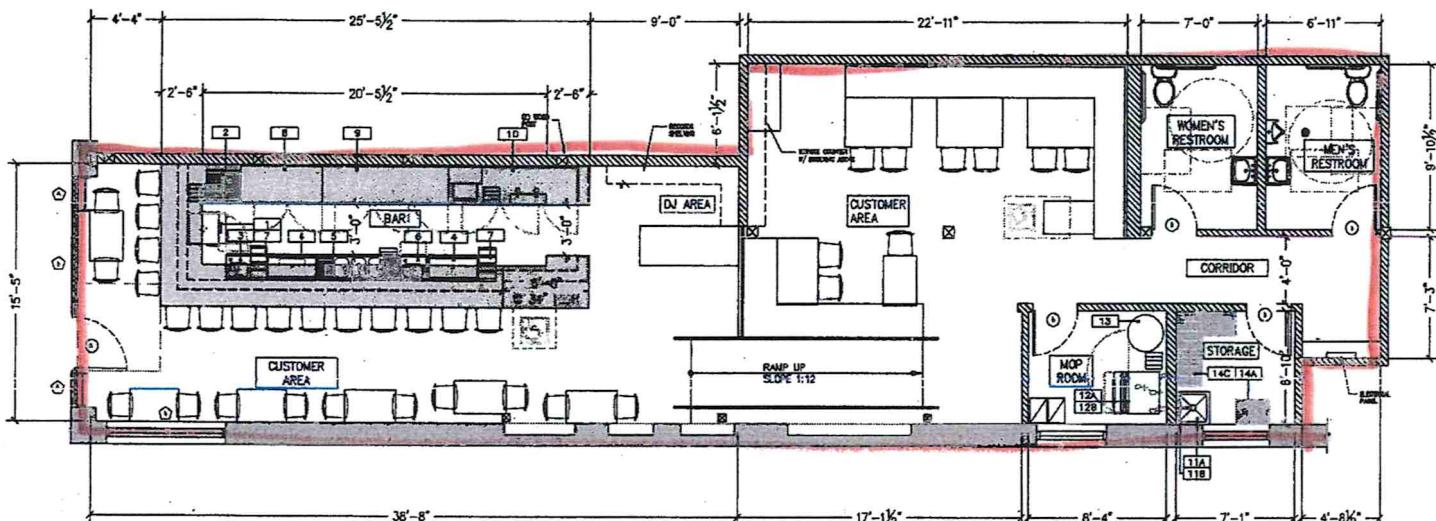
✓ P

Occupant	128 1/2 N Avenue 57		Los Angeles, CA 90042
Occupant	130 N Avenue 57		Los Angeles, CA 90042
Occupant	130 1/2 N Avenue 57		Los Angeles, CA 90042
Occupant	132 N Avenue 57		Los Angeles, CA 90042
Occupant	132 1/2 N Avenue 57		Los Angeles, CA 90042
Occupant	134 N Avenue 57		Los Angeles, CA 90042
Occupant	134 1/2 N Avenue 57		Los Angeles, CA 90042
Occupant	138 N Avenue 57		Los Angeles, CA 90042
Occupant	200 N Avenue 57		Los Angeles, CA 90042
Occupant	202 N Avenue 57		Los Angeles, CA 90042
Occupant	204 N Avenue 57		Los Angeles, CA 90042
Occupant	206 N Avenue 57		Los Angeles, CA 90042
Occupant	206 1/2 N Avenue 57		Los Angeles, CA 90042
Occupant	208 N Avenue 57		Los Angeles, CA 90042
Occupant	128 S Avenue 57	Unit	1 Los Angeles, CA 90042
Occupant	128 S Avenue 57	Unit	2 Los Angeles, CA 90042
Occupant	128 S Avenue 57	Unit	3 Los Angeles, CA 90042
Occupant	128 S Avenue 57	Unit	4 Los Angeles, CA 90042
Occupant	128 S Avenue 57	Unit	5 Los Angeles, CA 90042
Occupant	134 S Avenue 57		Los Angeles, CA 90042
Occupant	140 S Avenue 57		Los Angeles, CA 90042
Occupant	112 Roselawn Place		Los Angeles, CA 90042
Occupant	116 Roselawn Place		Los Angeles, CA 90042
Occupant	121 Roselawn Place		Los Angeles, CA 90042
Occupant	121 1/2 Roselawn Place		Los Angeles, CA 90042
Occupant	125 Roselawn Place		Los Angeles, CA 90042
Occupant	125 1/2 Roselawn Place		Los Angeles, CA 90042
Occupant	127 Roselawn Place		Los Angeles, CA 90042
Occupant	129 Roselawn Place		Los Angeles, CA 90042
Occupant	135 Roselawn Place		Los Angeles, CA 90042

**LICENSED PREMISES DIAGRAM (RETAIL)**

1. APPLICANT NAME (Last, first, middle) Happy Luck, LLC	2. LICENSE TYPE 48
3. PREMISES ADDRESS (Street number and name, city, zip code) 5607 N. Figueroa St., Los Angeles, CA 90042	4. NEAREST CROSS STREET Avenue 56

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, *including dimensions and identification of each room (i.e., "storeroom", "office", etc.).*

**DIAGRAM**

PROPOSED FLOOR PLAN

It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required)

DATE SIGNED

12-5-17

CERTIFIED CORRECT (Signature)

PRINTED NAME

INSPECTION DATE

ABC-257 (5/05)

✓ QD

Department of Alcoholic Beverage Control  
**PLANNED OPERATION (RETAIL)**

**SECTION I - FOR ALL RETAIL APPLICANTS**

1. APPLICANT NAME(S) Happy Luck, LLC		2. LICENSE TYPE(S) 48					
3. PREMISES ADDRESS (Street number and name, city, zip code) 5607 N. Figueroa St., Los Angeles, CA 90042		4. NEAREST CROSS STREET Avenue 56					
5. TYPE OF BUSINESS (Choose one that best describes the planned operation)							
<input type="checkbox"/> Full Service Restaurant		<input type="checkbox"/> Cafeteria/Hofbrau					
<input type="checkbox"/> Deli or Specialty Restaurant		<input type="checkbox"/> Comedy Club					
<input type="checkbox"/> Cafe/Coffee Shop		<input type="checkbox"/> Brew Pub					
<input type="checkbox"/> Bed & Breakfast		<input type="checkbox"/> Theater					
<input type="checkbox"/> Supermarket		<input type="checkbox"/> Cocktail Lounge					
<input type="checkbox"/> Liquor Store		<input type="checkbox"/> Private Club					
<input type="checkbox"/> Variety/Drug Store		<input type="checkbox"/> Night Club					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Tavern					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Wine Tasting Room					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Service Station					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Swap Meet/Flea Market					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Veterans Club					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Fraternal Club					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Convenience Market					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Drive-in Dairy					
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Convenience Market w/Gasoline					
6. PATRON CAPACITY 49	7. SURROUNDING AREA <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other	8. PREMISES IS LOCATED IN <input checked="" type="checkbox"/> Free Standing Building <input type="checkbox"/> Shopping Center (Name): <input type="checkbox"/> 10 Units or Less <input type="checkbox"/> More than 10 Units					
9. FOOD SERVICE <input checked="" type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Full Meals	10. PARKING LOT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	11. PATIO? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. WILL YOU HIRE A MANAGER? (Rule 57.5) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
13. WILL YOU HAVE A FOOD LESSEE? (Rule 57.7) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. MEAL TYPE <input type="checkbox"/> Dinner House <input type="checkbox"/> Fast Food/Deli <input type="checkbox"/> Pizza/Pasta	15. TYPE OF FOOD <input type="checkbox"/> Seafood <input type="checkbox"/> Other: <input type="checkbox"/> None	16. HOURS OF FOOD SERVICE BREAKFAST HOURS From: _____ To: _____ LUNCH HOURS From: _____ To: _____ DINNER HOURS From: _____ To: _____				
17. OPERATING HOURS	Sunday Opening Time 11:00 am	Monday 11:00 am	Tuesday 11:00 am	Wednesday 11:00 am	Thursday 11:00 am	Friday 11:00 am	Saturday 11:00 am
Closing Time 2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am
18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)							
<input type="checkbox"/> None <input checked="" type="checkbox"/> Recorded Music <input type="checkbox"/> Juke Box <input type="checkbox"/> *Other	<input checked="" type="checkbox"/> *Amplified Music <input checked="" type="checkbox"/> *Live Entertainment <input type="checkbox"/> *Floor/Stage Shows <input type="checkbox"/> Karaoke	<input type="checkbox"/> Patron Dancing <input type="checkbox"/> Bikini/Topless/Exotic <input type="checkbox"/> Pool/Billiard Tables <input type="checkbox"/> *Amateur/Pro Sports Events	<input type="checkbox"/> Card Room <input type="checkbox"/> Movies <input type="checkbox"/> "Hot Spot"/Lottery <input type="checkbox"/> Video/Coin-Operated Games				
*Description: _____							
19. PREMISES IS LOCATED ON <input checked="" type="checkbox"/> Major Thoroughfare <input type="checkbox"/> Other	20. TYPE OF STRUCTURE <input type="checkbox"/> Secondary Street	21. PASS-THROUGH WINDOW? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	22. FIXED BARS? <input type="checkbox"/> Yes - how many: 1	23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES? 100%			
FOR ABC USE ONLY							
24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)				25. DATE ENTERED INTO CABIN 9/			

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle)

**Happy Luck, LLC**

3. PREMISES ADDRESS (Street number and name, city, zip code)

**5607 N. Figueroa St., Los Angeles, CA 90042**

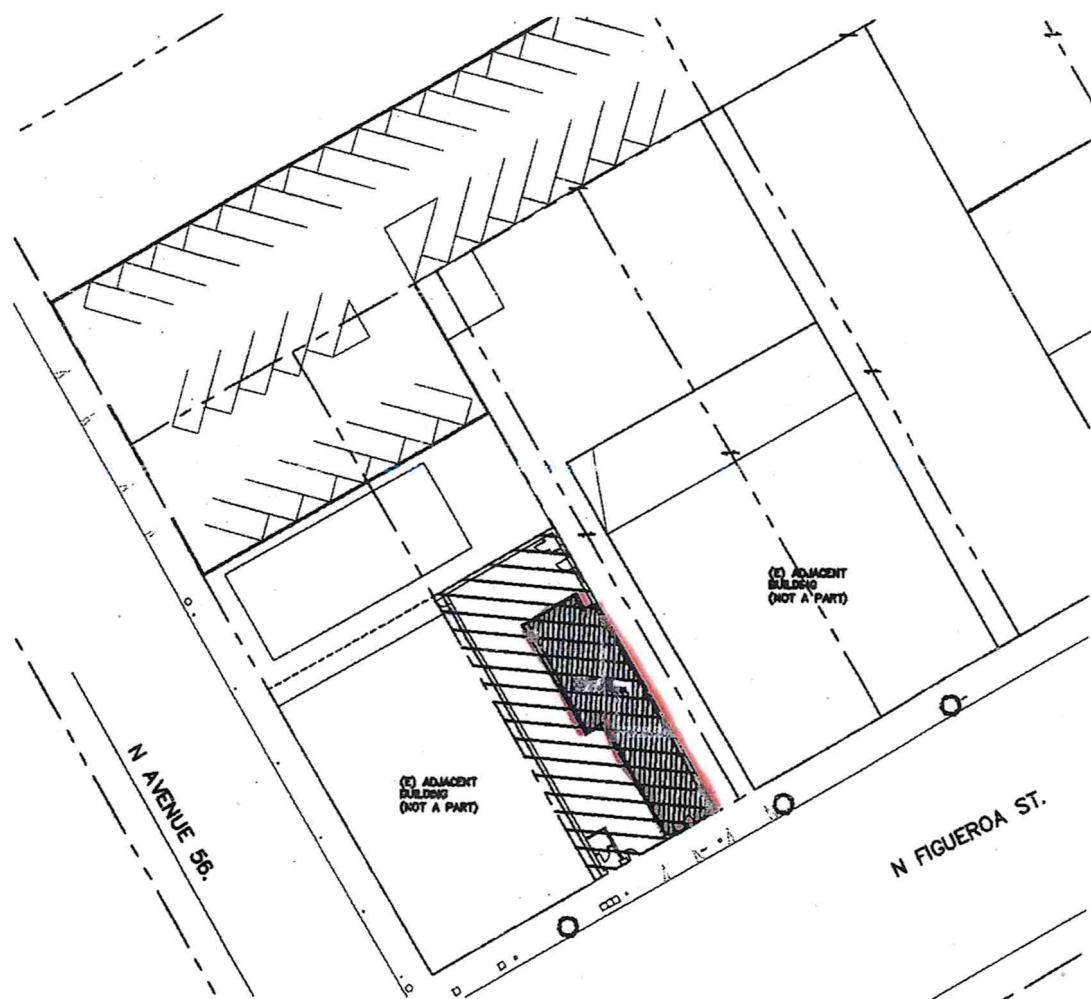
2. LICENSE TYPE

**48**

4. NEAREST CROSS STREET

**Avenue 56**

**DIAGRAM**



**SITE PLAN**

I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE

DATE SIGNED

**12-5-17**

**FOR ABC USE ONLY**

CERTIFIED CORRECT (Signature)

PRINTED NAME

INSPECTION DATE

# CERTIFICATION RE CHAPTER 15

## TIED-HOUSE RESTRICTIONS

**Instructions**

- Type or print clearly in black or blue ink (do not use red).
- This form is to be completed by all applicants, retail and non-retail.
- This form is used to ensure compliance with tied-house laws, which generally prohibit or restrict vertical integration. These laws prohibit vertical integration of the three levels of the alcoholic beverage industry (manufacturer, wholesaler, and retailer). (Section 25500, et seq., Business & Professions Code.)

**License Applicant Name (Item 1)** -- Enter the name of the license applicant. For a limited partnership, limited liability company, or a corporation, the name of the entity.

1. LICENSE APPLICANT NAME Happy Luck, LLC	2. LICENSE TYPE 48
3. PREMISES ADDRESS 5607 N. Figueroa St., Los Angeles, CA 90042	
4. APPLICANT ENTITY <input checked="" type="checkbox"/> SOLE PROPRIETOR <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> LIMITED LIABILITY COMPANY <input type="checkbox"/> CORPORATION	
5. CERTIFICATION	

**Retail License Applicant**

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does     does not hold any ownership or interest, directly or indirectly, in the business, property, license, or management of any alcoholic beverage producer, rectifier, importer, or wholesaler, in California or elsewhere.

**Non-Retail License Applicant**

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does     does not hold any ownership, directly or indirectly, in any retail license, or in the premises upon which such retail license is located, or in the furniture, fixtures or equipment in such business.

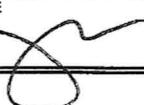
is     is not an agent or employee of a retail licensee.

has     has not furnished, given or loaned any money or other thing of value, directly or indirectly, to a retail licensee, or guaranteed the repayment of any loan or obligation owed by such retail licensee.

does     does not have an interest in the manufacture, importation, or distribution of distilled spirits products in California or elsewhere.

**6. EXPLAIN DETAILS IF YOU CHECKED "IS", "DOES" OR "HAS" IN ITEM 5.**

I have read all of the above information and certifications and declare under penalty of perjury they are true, correct, and complete.

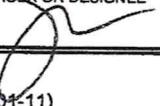
7. PRINTED NAME OF PERSON SIGNING FORM John J. McEnuire	TITLE Managing Partner	SIGNATURE 	DATE SIGNED 12-5-17
ABC-140 (12/09)			

**LIMITED LIABILITY COMPANY QUESTIONNAIRE**

**Instructions:** An individual managing member or designee may sign on behalf of the limited liability company.  
 Attach a copy of original operating agreement and all amendments.

1. LIMITED LIABILITY COMPANY NAME <b>Happy Luck, LLC</b>	2. TELEPHONE NUMBER																	
3. PREMISES ADDRESS <b>5607 N. Figueroa St., Los Angeles, CA 90042</b>	(Street number and name, city, zip code)																	
4. COMPANY HEADQUARTERS ADDRESS <b>5607 N. Figueroa St., Los Angeles, CA 90042</b>	(Street number and name, city, state, zip code)																	
5. HEADQUARTERS TELEPHONE NUMBER <b>323 428-3359</b>	6. COMPANY ATTORNEY'S NAME <b>Peter Funsten</b>																	
7. ATTORNEY'S TELEPHONE NUMBER <b>310 273-3221</b>	8. COMPANY ATTORNEY'S ADDRESS <b>9595 Wilshire Blvd., #305, Beverly Hills, CA 90212</b>																	
9. DATE LLC-1 FILED WITH SECRETARY OF STATE <b>10/4/2016</b>	10. STATE WHERE LLC-1 FILED WITH SECRETARY OF STATE <b>CA</b>	11. STATE WHERE LLC FORMED <b>CA</b>	12. ARTICLES OF ORGANIZATION (LLC-2 OR LLC-10) HAS BEEN AMENDED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO															
13. OPERATING AGREEMENT DATE <b>11/30/2017</b>	14. LAST AMENDMENT DATE <b>n/a</b>																	
15. The Limited Liability Company will be managed by (check one) <input checked="" type="checkbox"/> One Manager <input type="checkbox"/> More than one Manager <input type="checkbox"/> Members <input type="checkbox"/> Single Member																		
16. NAME OF MANAGER(S) <table border="1"> <tr> <td>MANAGER PRINTED NAME <b>Jason McGuire</b></td> <td>MANAGER PRINTED NAME</td> </tr> <tr> <td>MANAGER PRINTED NAME</td> <td>MANAGER PRINTED NAME</td> </tr> </table>				MANAGER PRINTED NAME <b>Jason McGuire</b>	MANAGER PRINTED NAME	MANAGER PRINTED NAME	MANAGER PRINTED NAME											
MANAGER PRINTED NAME <b>Jason McGuire</b>	MANAGER PRINTED NAME																	
MANAGER PRINTED NAME	MANAGER PRINTED NAME																	
17. NAME OF OFFICERS AUTHORIZED BY ARTICLES OR AGREEMENT <table border="1"> <tr> <td>OFFICER PRINTED NAME</td> <td>OFFICER PRINTED NAME</td> </tr> <tr> <td>OFFICER PRINTED NAME</td> <td>OFFICER PRINTED NAME</td> </tr> </table>				OFFICER PRINTED NAME	OFFICER PRINTED NAME	OFFICER PRINTED NAME	OFFICER PRINTED NAME											
OFFICER PRINTED NAME	OFFICER PRINTED NAME																	
OFFICER PRINTED NAME	OFFICER PRINTED NAME																	
18. LIST ALL MEMBERS <table border="1"> <tr> <td>MEMBER'S PRINTED NAME <b>Chris Manak</b></td> <td>PERCENTAGE OF OWNERSHIP</td> <td>EFFECTIVE DATE</td> </tr> <tr> <td>MEMBER'S PRINTED NAME <b>Jason McGuire</b></td> <td>PERCENTAGE OF OWNERSHIP</td> <td>E</td> </tr> <tr> <td>MEMBER'S PRINTED NAME <b>Tyler Bell</b></td> <td>PERCENTAGE OF OWNERSHIP</td> <td>E</td> </tr> <tr> <td>MEMBER'S PRINTED NAME</td> <td>PERCENTAGE OF OWNERSHIP</td> <td>EFFECTIVE DATE</td> </tr> <tr> <td>MEMBER'S PRINTED NAME</td> <td>PERCENTAGE OF OWNERSHIP</td> <td>EFFECTIVE DATE</td> </tr> </table>				MEMBER'S PRINTED NAME <b>Chris Manak</b>	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	MEMBER'S PRINTED NAME <b>Jason McGuire</b>	PERCENTAGE OF OWNERSHIP	E	MEMBER'S PRINTED NAME <b>Tyler Bell</b>	PERCENTAGE OF OWNERSHIP	E	MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME <b>Chris Manak</b>	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE																
MEMBER'S PRINTED NAME <b>Jason McGuire</b>	PERCENTAGE OF OWNERSHIP	E																
MEMBER'S PRINTED NAME <b>Tyler Bell</b>	PERCENTAGE OF OWNERSHIP	E																
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE																
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE																

I hereby certify that the above are the present managers, officers, and members of the limited liability company and that each such manager, officer, and member is the real party in interest with respect to his or her position and is not acting, directly or indirectly as an agent, employee or representative of any other person not reported to the Department. The provisions of sections 23405.2 and 23405.3 of the Business and Professions Code are hereby acknowledged and it is understood that changes within the limited liability company and/or entities holding interest in the limited liability company will be reported to the Department as required.

19. SIGNATURE OF MANAGER OR DESIGNEE 	PRINTED NAME <b>John T. McGuire</b>	DATE SIGNED <b>12-5-17</b>
---	--	-------------------------------

(Use reverse for additional names if needed)



**Secretary of State  
Articles of Organization  
Limited Liability Company (LLC)**

LLC-1

201628510015

FILED  
Secretary of State  
State of California

OCT 04 2016 (g)

3cc

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions ~ Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

HAPPY LUCK, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
5605 1/2 North Figueroa	Los Angeles	CA	90042
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

Item 3a and 3b: If naming an individual, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

3. Agent for Service of Process

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Street
Jason		McGuire	
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
5605 1/2 North Figueroa	Los Angeles	CA	90042
c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 3a or 3b			

4. Management (Select only one box)

The LLC will be managed by:

One Manager

More than One Manager

All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

PETER L. FUNSTEN, ESQ.

Print your name here

**ZONING AFFIDAVIT***Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.*

1. APPLICANT(S) NAME (Last, first, middle)

**Happy Luck, LLC**

2. PREMISES ADDRESS (Street number and name, city, zip code)

**5607 N. Figueroa St., Los Angeles, CA 90042**

4. TYPE OF LICENSE APPLIED FOR

**48**

5. UPGRADE OF LICENSED PRIVILEGES

 Yes No3. PARCEL NUMBER OF PROPERTY (Obtain from  
County Assessor's Office)**5468033017**

6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY

**None**

7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.)

**Bar**

8. ARE THE PREMISES INSIDE THE CITY LIMITS?

 Yes  No*For answers to Questions 8 - 14, contact your local city OR county planning department (if inside the city limits, contact city planning; if outside, contact county planning).*

9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.)

**[Q]C4-2D-HPOZ**

10. DOES ZONING PERMIT INTENDED USE?

 Yes No11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED?  
(If yes, please attach copy of receipt or C.U.P.) Yes No

12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P.

**7/27/2017**

13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT

**Jojo Pewsawang**

14. PLANNER'S PHONE NUMBER

**213 978-1214**

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.

15. APPLICANT'S SIGNATURE (One signature will suffice)

16. DATE SIGNED

**12-5-17****FOR DEPARTMENT USE ONLY** C.U.P. Approved

IF APPROVED, EFFECTIVE DATE

FILE NUMBER

 C.U.P. Denied

DATE DENIED

**GENERAL INFORMATION**

•Section 23790 of the Business and Professions Code says that ABC may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

•A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

**23790. Zoning ordinances.** No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

- (a) The premises retain the same type of retail liquor license within a license classification.
- (b) The licensed premises are operated continuously without substantial change in mode or character of operation. For purposes of this subdivision, a break in continuous operation does not include:
  - (1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.
  - (2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.

CHARLES J. RAUSCH, JR.  
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS  
JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
THEODORE L. IRVING  
ALETA D. JAMES  
FRANKLIN N. QUON  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
CITY PLANNING

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271  
KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

<http://planning.lacity.org>

February 23, 2018

Happy Luck, LLC (A)  
5607 North Figueroa Street  
Los Angeles, CA 90042

Huntington Group LLC (O)  
1107 Fair Oaks Avenue, Unit 496  
South Pasadena, CA 91030

FE Design & Consulting (R)  
327 East 2nd Street, Unit 222  
Los Angeles, CA 90012

CASE NO. ZA 2017-2958(CUB)  
LETTER OF CORRECTION  
5607 North Figueroa Street  
Northeast Los Angeles Planning Area  
Avenue 57 Transit Oriented District  
Zone: [Q]C4-2D-HPOZ  
C.D.: 1  
D.M.: 151-5A229  
CEQA: ENV-2017-2959-CE  
Legal Description: Arb 4, Lot FR10,  
Block 13, Subdivision of Certain Lots in  
Highland Park Tract

On January 25, 2018, the Zoning Administrator approved:

- a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption at a new bar in the C4 Zone, and
- a Conditional Use to permit deviations from Mini Shopping Center provisions to allow extended operating hours.

On February 7, 2018, a communication was received from Manny Diaz, Applicant's Representative, requesting clarification of Condition Nos. 22 and 23 which restricts private parties to the same operating hours and limits entertainment characteristics of the establishment. Both conditions refer to "restaurant" and/or "dining" which is not applicable due to the nature of the approved bar/lounge use. Additionally, Condition No. 23 conflicts with the nature of disc jockey entertainment that the grant had intended to permit.

The applicant asserts that the references to restaurant and dining are not consistent with the granted use of the bar. Further, the conflicting nature of the entertainment condition essentially prohibits the use of "Independent, professional or amateur disc jockeys" which was in conflict with the intention of the Zoning Administrator to allow such uses. In further analysis, the Zoning Administrator's agrees with this assessment for the correction of language to spell out the true intent of the grant. Therefore, Condition Nos. 22 and 23 are herein modified as follows:

22. [Modified] Any use of the restaurant bar for private events, including corporate

22. [Modified] Any use of the ~~restaurant~~ bar for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein
23. [Modified] Entertainment in conjunction with the ~~restaurant~~ bar is limited to a live band of up to 3 musicians without amplified sound (acoustic) or a DJ. Amplified ambience music played by ~~restaurant~~ bar employees to compliment the patron dining experience, shall be limited to background music at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.

All other conditions and findings in the Letter of Determination shall remain unchanged. The applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Correction. A copy of the recorded document(s) shall be submitted to the Development Service Center for inclusion in the case file, prior to the effectuation of the grant.

Inquiries regarding the matter shall be directed to JoJo Pewsawang, Planning Staff for the Department of City Planning at (213) 978-1214.



FRANKLIN N. QUON  
Associate Zoning Administrator

FNQ:JP:bk

cc: Councilmember Gil Cedillo  
First Council District

CHARLES J. RAUSCH, JR.  
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
THEODORE L. IRVING  
ALETA D. JAMES  
FRANKLIN N. QUON  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEWSKY

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
CITY PLANNING

VINCENT P. BERTONI, AICP

DIRECTOR

(213) 978-1271

KEVIN J. KELLER, AICP

EXECUTIVE OFFICER

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

<http://planning.lacity.org>

January 25, 2018

Happy Luck, LLC (A)  
5607 North Figueroa Street  
Los Angeles, CA 90042

Huntington Group LLC (O)  
1107 Fair Oaks Avenue, Unit 496  
South Pasadena, CA 91030

FE Design & Consulting (R)  
327 East 2<sup>nd</sup> Street, Unit 222  
Los Angeles, CA 90012

CASE NO. ZA 2017-2958(CUB)  
CONDITIONAL USE  
5607 North Figueroa Street  
Northeast Los Angeles Planning Area  
Avenue 57 Transit Oriented District  
Zone : [Q]C4-2D-HPOZ  
C.D. : 1  
D.M. : 151-5A229  
CEQA: ENV-2017-2959-CE  
Legal Description: Arb 4, Lot FR10, Block  
13, Subdivision of Certain Lots in  
Highland Park Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption at a new bar in the C4 Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a Conditional Use to permit deviations from Mini Shopping Center provisions to allow extended operating hours;

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
5. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
6. Authorized herein is the sale and dispensing of full line of alcoholic beverages for on-site consumption, in conjunction with a new 1,500 square-foot bar from the effective date of this grant. Subject to the following limitations:
  - a. The hours of operation shall be limited to 11:00 a.m. to 2:00 a.m., daily.
  - b. Indoor seating shall be limited to a maximum of 49 seats provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - c. Outdoor seating shall be prohibited.
  - d. No after-hours use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
7. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections 12.21-A,4(g) and 12.26-E,1(b). No variance from the parking requirements has been granted herein.
8. **Complaint Log.** Prior to the utilization of this grant, 24-hour "hot line" and email address shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was

resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

9. Within the first six months of utilizing the grant at this establishment, all employees involved with the sale of a full line of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2017-2958-CUB, from the Police Department to the Department of City Planning as evidence of compliance.
10. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
11. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
12. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
13. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
14. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
15. **Security Guard.** The Applicant shall provide at least one Private security guard from 8:00 p.m. to 2:00 a.m. on Thursday, Friday, and Saturday. The guard(s) shall comply with the requirements of the California Business and Profession Code Section 7582.26(f).
16. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
17. Prior to the utilization of this grant, the applicant shall establish a "Designated Driver

"Program" which shall include, but not be limited to, signs/cards notifying patrons of the program. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement on the menus.

18. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
19. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
20. The establishment shall not be sublease to outside promoters for any types of events.
21. No afterhours use of the outside promoters shall only be permitted as co-produced events with the applicant. It will be the sole responsibility of the venue, not the promoter(s) to book patrons at the location.
22. Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
23. Entertainment in conjunction with the restaurant is limited to a live band of up to 3 musicians without amplified sound (acoustic) or a DJ. Amplified ambience music played by restaurant employees to compliment the dining experience, shall be limited to background music at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.
24. Any entertainment shall be subject to the issuance of a Café/Entertainment permit as applicable and as required by the Police Commission.
25. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

#### **Administrative Conditions**

26. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been

provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

27. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
28. Prior to the utilization of this grant, a camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the DEPARTMENT OF CITY PLANNING and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
29. MVIP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
30. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

#### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

#### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

#### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

#### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with,

then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **FEBRUARY 09, 2018**, unless an appeal form is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Downtown  
Figueroa Plaza  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

San Fernando Valley  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Fl.  
Los Angeles, CA 90025  
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

#### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 17, 2017, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-W,1 have been established by the following facts:

#### BACKGROUND

The subject property is a level, interior, rectangular-shaped, 4,023 square-foot lot with a frontage of 40 feet on the north side of North Figueroa Street and an even depth of approximately 100 feet. The property is developed with a two-story commercial building developed in 1923, and is considered a contributing structure within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). The subject tenant space is located on the building's ground floor.

The project site is zoned [Q]C4-2D-HPOZ and is located within the Northeast Los Angeles Community Plan with a General Plan Land Use Designation of Neighborhood Commercial. The property is further located within the Highland Park-Garvanza Historic Preservation Overlay Zone, the Avenue 57 Transit Oriented District, a Transit Priority Area (ZI-2452), the East Los Angeles State Enterprise Zone (ZI-2129), an Urban Agriculture Incentive Zone, a BOE Special Grading Area, and is within 1.05 kilometers of the nearest known fault (Raymond Fault).

The applicant is requesting a conditional use to allow the sale of a full line of alcoholic beverages for on-site consumption at a proposed 1,500 square-foot bar ("Stones Throw"). The bar would include seating for 49 patrons indoors and hours of operation from 8 a.m. to 2 a.m., daily. The bar would include limited live entertainment (DJ), but no public dancing.

The project site is located along a neighborhood serving commercial corridor and is generally surrounded by commercial uses fronting North Figueroa Street. The Highland Park Metro Gold Line Station is located approximately 900 feet to the north of the site. The northern adjoining properties are zoned PF-2D-HPOZ and are developed with surface parking lots. The eastern adjoining property is zoned [Q]C4-2D-HPOZ and is developed with a two-story commercial building with ground floor liquor store, restaurants, and Highland Park Bowl. The southern adjoining property (across North Figueroa Street) is zoned [Q]C4-2D-HPOZ and is developed with the Highland Park Theater. The western adjoining property is zoned [Q]C4-2D-HPOZ and is developed with a two-story commercial building.

#### STREETS

North Figueroa Street, adjoining the subject property to the south is a designated Avenue I, dedicated to a width of 94 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

#### Previous relevant cases, affidavits and orders on the subject property:

Case No. DIR-2016-2304-CWC – On June 29, 2016, the HPOZ Board determined that the requested improvements conforms with the Preservation Plan for the Preservation Zone. Improvements include conforming work on a contributing element: replacing existing door, lights, etc.

#### Cases on Surrounding Properties:

Case No. ZA-2016-3320-CUB – On March 20, 2017, the Zoning Administrator approved a conditional use for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant and barbershop with 59 indoor seats and hours of operation from 6 p.m. to 2 a.m., daily for the restaurant and 11 a.m. to 8 p.m., daily for the barbershop, within the [Q]C4-2D-HPOZ Zone at 5715-5717 North Figueroa Street.

Case No. ZA 2016-1006-CUB – On August 31, 2016, the Zoning Administrator approved a Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant with seating for 62 patrons and hours of operation from 7 a.m. to 11 p.m., daily, within the [Q]C4-2D-HPOZ Zone at 5611 North Figueroa Street, Unit 1.

Case No. ZA 2015-3764-CUB – On April 1, 2016, the Zoning Adminsitrator approved a conditional use to allow the sale of a full line of alcoholic beverages for on-site consumption at a restaurant (Café Birdie) within the [Q]C4-2D-HPOZ Zone at 5631 North Figueroa Street.

Case No. ZA 2015-1871-CUB – On September 25, 2015, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic bevereages for on-site consumption at a 1,445 square-foot bar with 81 seats interior and hours of operation from 5 p.m. to 1 a.m., Monday through Thursday, 5.p.m. to 2 a.m., Friday and Saturday, and 5 p.m. to 12 a.m., Sunday, within the [Q]C4-2D-HPOZ Zone at 5630 North Figueroa Street.

Case No. ZA 2014-2286-CUB – On November 19, 2014; the Zoning Adminsitrator approved a conditional use to allow the sale of beer and wine only for on-site consumption in a 1,400 square-foot restuarnat within the C2-2D-HPOZ Zone at 5511 North Figueroa Street.

#### PUBLIC CORRESPONDENCE

A letter was received from the Historic Highland Park Neighborhood Council dated October 15, 2017 indicated their support for the proposed conditional use request.

A letter was received from the Arroyo Seco Neighborhood Council dated Auguat 28, 2017 indicated their support for the proposed conditional use request.

A letter was received from the Los Angeles Police Department dated October 9, 2017 noted their non opposition for the proposed project along with 23 recommended conditions of approval.

#### PUBLIC HEARING

The public hearing was held on Tuesday, October 17, 2017 at approximately 11:30 a.m. at City Hall located at 200 North Spring Street, Room 1070. There were three persons in attendance – the applicant, his representative, stakeholders in the area, and a representative of the Council Office.

The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Manny Diaz of FE Design and Consulting, representative for Electric Cafe, the applicant, indicated that the applicant was present and made the following comments:

- The applicant has operated at this location as a record label over the last 2 years. They now want to create a bar.
- The Arroyo Seco Neighborhood Council letter of August 28, 2017 notes the applicant's contribution to the community.
- They've met with the Historic Highland Park Neighborhood Council who also notes their support of the project in their letter of October 15.
- We have met with LAPD's Officer Carrasco of the Northeast Division who reviewed their request and recommends conditions of approval (see October 9 letter).

- The applicant is a vinyl record collector who intends to carry this theme in the business and not create a nightclub, lounge, or dancehall.
- There will be security on the premises from 8 pm to 2 am on Thursdays through Saturday.
- The applicant is committed to staying here for a long time and has a long-term lease.

Jason McGuire, the manager of Stone's Throw indicated that the business has been the building for 14 years and they are long term occupants. This is intended to be an audiophile place to listen to vinyl records and discuss music and exchange ideas.

Bill Cody of Council District No. 1, representing Councilperson Cedillo made the following comments:

- He is the field deputy for the Mount Washington area who has lived in the community for 15 years.
- Is familiar with the business – they are good corporate citizens and a good neighborhood.
- They have been a favorite record label known countrywide.
- The use will fit and work with the neighborhood.
- They have the full support of the Council Office.

Manny Diaz remarked on the issue of the applicants wanting jukebox on their premises. The Zoning Administrator researched and verify whether such a device is permitted by right or otherwise.

The Zoning Administrator closed the public hearing and stated that he finds the testimony favorable and subject to making the findings in review of the case, will likely result in conditional approval.

#### **CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

The following conditions are submitted for consideration:

- There shall be no minimum drink required of patrons.
- No person under 21 years of age shall sell or serve alcoholic beverages.
- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, except that the restaurant may post a menu.
- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks.
- Sales and delivery of alcoholic beverages to consumers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W,1 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **FINDINGS:**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant has requested a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within a proposed bar ("Stone's Throw"). Alcohol sales will be primary to the bar's menu offerings. The 1,500 square-foot bar will include indoor seating for 49 patrons. The submitted floor plan shows a lower level area with a bar, customer seating area, and DJ area. There is an amp in the middle of the bar that leads to an elevated customer area along with back of house and restroom facilities. The bar will have limited live entertainment in the form of a DJ, but will not have public dancing. Proposed hours of operation are from 11:00 a.m. to 2:00 a.m., daily.

The subject bar will undergo a change of use from a hair salon to bar use. The project will not add new floor area or otherwise substantially change the built environment as the bar is within an existing building. North Figueroa Street is a commercial corridor with a large number of businesses that provide commercial

services to residents and workers in the Highland Park area. A variety of commercial uses including bars, are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant commercial corridor. The authorization for the proposed bar to sell and serve a full line of alcoholic beverages will provide a service to the local community and to the city by adding to the diversity of dining/drinking options available to residents, workers, and visitors in the Highland Park area. It is expected that proposed bar will operate in a manner that is beneficial to the local community and will provide a service to workers and patrons of Highland Park.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is developed with a two-story commercial building that was constructed in 1923. The building was determined to be a "Contributor" within the Highland Park-Garvanza HPOZ. The minor exterior work has been reviewed by the City's HPOZ Board, which approved the conforming work on a contributing element to allow the restoration of a commercial entryway (Case No. DIR-2016-2304-CWC). The proposed bar would re-activate a vacant tenant space within the historic commercial building and bring a desirable use to the Figueroa corridor in Highland Park. As the project will be located entirely within existing improvements, it will not adversely affect the surrounding neighborhood. The size and height of the structure will not change as a result of this project.

The project site is located along a neighborhood serving commercial corridor and is generally surrounded by commercial uses fronting North Figueroa Street. The Highland Park Metro Gold Line Station is located approximately 900 feet to the north of the site. The northern adjoining properties are zoned PF-2D-HPOZ and are developed with surface parking lots. The eastern adjoining property is zoned [Q]C4-2D-HPOZ and is developed with a two-story commercial building with ground floor liquor store, restaurants, and Highland Park Bowl. The southern adjoining property (across North Figueroa Street) is zoned [Q]C4-2D-HPOZ and is developed with the Highland Park Theater. The western adjoining property is zoned [Q]C4-2D-HPOZ and is developed with a two-story commercial building. Conditions have been imposed to encourage responsible management and deter criminal activity. As conditioned, the operation of the bar with the sale of a full line of alcoholic beverages will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of Los Angeles

Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject site is located within the Northeast Los Angeles Community Plan Map which designates the property for Neighborhood Commercial land uses with corresponding C1, C1.5, P, C2, C4 and RAS3 Zones. The property is zoned [Q]C4-2D-HPOZ and is also located within the East Los Angeles State Enterprise Zone, the Highland Park - Garvanza Historic Preservation Overlay Zone ("HPOZ"), and the Avenue 57 Transit Oriented District Specific Plan. The Community Plan text is silent with regards to the sale of alcohol. Nevertheless, the project is consistent with the following goals and objectives of the Community Plan:

*Goal 2: Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.*

*Objective 2-1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.*

The subject site is zoned [Q]C4-2D-HPOZ. The bar is consistent with the property's zoning and land use designation. The approval of the requested conditional use would allow the now vacant storefront to be activated with a full service bar with limited live entertainment. The Community Plan text does not specifically address the requested conditional use for the sale of a full line of alcoholic beverages. The conditional authorization for the sale of alcoholic beverages is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein. Given the numerous conditions of approval, the proposed project can be deemed to be in harmony with the General Plan as it will promote the commercial corridor through the reuse of an existing space.

**4. The proposed use will not adversely affect the welfare of the pertinent community.**

The proposed bar is located along North Figueroa Street, an established commercial corridor in the Northeast Los Angeles community of Highland Park. The use will serve the local community and surrounding areas with a new venue for social gatherings. The requested approval is for a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 1,500 square-foot bar. The approval of the conditional use will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the sale of alcoholic beverages.

The grant authorized herein incorporates a number of conditions which have been imposed upon the bar to maintain its compatibility with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the installation of age verification device at the point of sale to deter

underage purchases and drinking. Employees must also undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the new bar will not adversely affect the welfare of the pertinent community.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, three on-site and two off-site consumption licenses are allocated to the subject census tract (Census Tract 1836.10). There are currently four on-site licenses and two off-site licenses in this census tract.

According to statistics provided by the Los Angeles Police Department's Northeast Division Vice Unit, within Crime Reporting District No. 1118, which has jurisdiction over the subject property, a total of 116 crimes were reported in 2016 (70 Part I and 46 Part II crimes), compared to the total area average of 138 crimes for the same reporting period. Part II Crimes reported include, (2), Narcotics (0), Liquor Laws (0), Public Drunkenness (13), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (8) and other offenses (8). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

In active commercial areas where there is a demand for licenses beyond the allocated number, the Department of Alcoholic Beverage Control (ABC) has recognized that high-activity retail and commercial centers are supported by a significant and growing employee, visitor, and resident population in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. As proposed by the submitted application and conditioned herein by the City, the requested application will be implemented with conditions intended to prevent public drinking, driving under the influence, and public drunkenness. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance, responsible management and deterrents against loitering. As part of the application process, the applicant's representative will meet with the Los Angeles Police Department, and review security, training, and other proposed conditions for the Project. The conditions will safeguard the welfare of the community. A letter was received from the Los Angeles Police Department dated

October 9, 2017 noted their non opposition for the proposed project along with 23 recommended conditions of approval. Such conditions have been incorporated into this determination. As conditioned, allowing the sale of a full line of alcoholic beverages for on-site consumption is not undue or anticipated to create a law enforcement issue.

The granting of an alcohol license for the project's hotel use will not result in an undue concentration of premises with such licenses. The granting of an application for the sale or dispensing of alcoholic beverages can be undue when the addition of a license will negatively impact a neighborhood. It is not undue when approval of a license does not negatively impact an area, but rather such license benefits the public welfare and serves as a convenience. As support by the aforementioned facts, the project involves the granting of an application to sell and dispense alcoholic beverages in conjunction with a new theme-bar that specialized in classic vinyl recordings within the existing building. The grant will be an asset to the community and will not adversely affect the community welfare. As a result, the instant grant will not result in an undue concentration of such licenses.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed bar. The following sensitive uses are located within a 1,000-foot radius of the site:

North Figueroa Animal Hospital – 5550 North Figueroa Street  
Ashley Clinical Diagnostic Lab – 5542 North Figueroa Street  
Milagro Allegro Community Garden – 111 South Avenue 56

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will be an amenity for the Highland Park community and will serve neighboring residents and local employees as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**FINDINGS – MINI-SHOPPING CENTER/COMMERCIAL CORNER**

7. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on or off the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

The proposed 2:00 a.m. closing time will not cause or constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets as this is well beyond any peak traffic hour. The proposed project will occupy a tenant space in an existing building and there will be no added impact on traffic as a result of proposed project. There will be no addition of floor space or exterior construction in connection with the project.

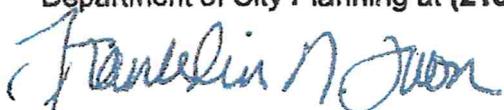
8. Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

The proposed project only seeks an approval for sales and dispensation of a full line of alcoholic beverages pursuant to a ABC Type 48 License. The proposed bar will occupy a tenant space within an existing building. The instant request does not add to a detrimental concentration of commercial corner developments. No additional floor area will occur as a result of this grant.

**ADDITIONAL MANDATORY FINDINGS**

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas outside of a flood zone.
7. DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Inquiries regarding this matter shall be directed to JoJo Pewsawang, Planning Staff for the Department of City Planning at (213) 978-1214.



FRANKLIN N. QUON  
Associate Zoning Administrator

FNQ:JP:bk

cc: Councilmember Gil Cedillo  
First Council District  
Adjoining Property Owners

PROJECT INFORMATION	
STREET ADDRESS ZIP CODE PHONE NUMBER	LEGAL DESCRIPTION 1607 N FIGUEROA ST 90012 151 5th 200 2B* 4,000 1600 SF PAGE 594 GRID C3 SABADAN 17 SUBDIVISION OF CERTAIN LOTS IN HIGHLAND PARK TRACT
ASSESSOR PARCEL NO (APN) MAP REFERENCE BLOCK LOT ABR (LOT CUT REFERENCE) MAP SHEET	MAP REFERENCE 10 PR 10 4 151-50229
JURISDICTIONAL	
COMMUNITY PLAN AREA AREA PLANNING COMMISSION NEIGHBORHOOD COUNCIL COUNCIL DISTRICT LAUSD DISTRICT OF FICE	NORTHEAST LOS ANGELES EAST LOS ANGELES HISTORIC HIGHLAND PARK CD 1 - GILBERT CEDILLO 18SB.10 LOS ANGELES METRO
PLANNING & ZONING	
SPECIAL NOTES ZONING ZONING INFORMATION (2)	None 1607-1D-HPOZ ZI - 212B EAST LOS ANGELES STATE ENTERPRISE ZONE ZI - 2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES ZI - 244B HIGHLAND PARK - GARVANZA NEIGHBORHOOD COMMERCIAL YES NO NO NO AVENUE 57 TRANSIT ORIENTED DISTRICT YES HIGHLAND PARK - GARVANZA GENERAL PLAN FOOTNOTE(S) HILLSIDE AREA (ZONING CODE) BASELINE MOUNTAIN ORDINANCE BASELINE MOUNTAINORDINANCE ORDINANCE SPECIFIC PLAN AREA HISTORIC PRESERVATION REVIEW HISTORIC PRESERVATION OVERLAY ZONE POD - PEDESTRIAN ORIENTED DISTRICTS CDA - COMMUNITY DESIGN OVERLAY NSD - NEIGHBORHOOD STABILIZATION OVERLAY STREETSCAPE SIGN DISTRICT ADAPTIVE REUSE INCENTIVE AREA CRA - COMMUNITY REDEVELOPMENT AGENCY CENTRAL CITY PARKING DOWNTOWN PARKING BUILDING LINE 50 FT SETBACK ZONE 500 FT PARK ZONE ACTIVE:
PROJECT DETAILS	
TYPE OF USE TYPE OF ALCOHOL HOURS OF OPERATION TOTAL AREA TOTAL SEATING LIVE ENTERTAINMENT DANCING PARKING	BAR TYPE 4B 11:00 AM-2:00AM DAILY 1,500 SQ FT. 48 YES - DIS AND MUSICAL ACTS NONE NONE REQUIRED
COVER	
MAP NO.	A-0.0

1607 N FIGUEROA ST

N AVENUE 56.

EXHIBIT A  
Page No. 1 of 2  
Case No. 2017-2453 (CM)

N SITE PLAN  
SCALE 1/8" = 1'-0"  
SHADING INDICATES SIDEWALK AREAS

PROJECT TWO		STONES THROW		PROPOSED FLOOR PLAN													
<b>LEGEND</b> 111 Vertical Fin 21 Standard door 31 Wall 41 Floor 51 Ceiling		<b>ADDRESS</b> 500 N. FIGUEROA ST. LOS ANGELES, CA 90042		<b>NOTES</b> DRAFT REV 1 DATE 10/10/2010 BY JEFFREY S. STONE													
<b>WINDOW SCHEDULE</b> ② MULITE VINYL SLIDING GLASS DOOR 3' x 7' x 7'11" ③ VINYL S. C. OF WALL WITH FRAME ④ VINYL S. C. FLOOR FRAME		<b>DOOR SCHEDULE</b> ⑤ VINYL S. C. OF DOOR SWING IN, FRAME ⑥ VINYL S. C. OF DOOR SWING OUT, FRAME AND DOOR FRAME		<b>EQUIPMENT LIST</b> <table border="1"> <thead> <tr> <th>ITEM</th> <th>DESCRIPTION</th> <th>QUANTITY</th> </tr> </thead> <tbody> <tr> <td>VAN</td> <td>1997 CHEVROLET VAN</td> <td>1</td> </tr> <tr> <td>W/SP</td> <td>WALK-THROUGH SWING DOOR</td> <td>1</td> </tr> <tr> <td>SW/P</td> <td>SWING-OUT SWING DOOR</td> <td>1</td> </tr> </tbody> </table>		ITEM	DESCRIPTION	QUANTITY	VAN	1997 CHEVROLET VAN	1	W/SP	WALK-THROUGH SWING DOOR	1	SW/P	SWING-OUT SWING DOOR	1
ITEM	DESCRIPTION	QUANTITY															
VAN	1997 CHEVROLET VAN	1															
W/SP	WALK-THROUGH SWING DOOR	1															
SW/P	SWING-OUT SWING DOOR	1															
<b>SPECIAL NOTES</b> 1. VINYL SWING-IN DOORS ARE SWING IN FROM THE INSIDE. EXCEPT FOR THE SWING OUT DOOR WHICH IS SWING OUT FROM THE OUTSIDE. 2. VINYL SWING-IN DOORS ARE SWING IN FROM THE INSIDE. EXCEPT FOR THE SWING OUT DOOR WHICH IS SWING OUT FROM THE OUTSIDE. 3. VINYL SWING-IN DOORS ARE SWING IN FROM THE INSIDE. EXCEPT FOR THE SWING OUT DOOR WHICH IS SWING OUT FROM THE OUTSIDE.		<b>PROJECT TWO</b> <b>STONES THROW</b>		<b>EXHIBIT A</b> Page No. 2 of 2 Case No. ZA 2017-2958(CB)													
<p>The floor plan shows a rectangular building footprint with several rooms and hallways. Key dimensions include 22'-0" wide by 32'-0" deep. The interior features a large open area labeled 'LIVING ROOM' and 'KITCHEN', a 'BEDROOM' with a 'WALK-IN CLOSET', a 'BATH', and a 'CLOSET'. There are also multiple 'HALLS' and 'CORRIDORS'. Equipment such as 'REFRIGERATOR', 'WASHING MACHINE', 'DISHWASHER', 'SINK', 'STOVE', 'OVEN', 'WATER HEATER', 'THERMOTAP', 'WATER COOLER', and 'WATER FILTER' are indicated throughout the space.</p>																	

**STATEMENT RE: CONSIDERATION POINTS**

Applicant: Please complete left side of form, then sign. List the names and addresses of all schools, churches, hospitals, public playgrounds, and youth facilities located within 600 feet of your proposed premises. Measure all distances by direct line from the closest edge of the facility structure to the closest edge of your structure. Continue on reverse if needed.

## 1. APPLICANT NAME

Happy Luck, LLC

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

5607 N. Figueroa St., Los Angeles, CA 90042

3. FACILITY NAME/ADDRESS	DEPARTMENT USE ONLY				
	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
1. None	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
2.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
3.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
4.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
5.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
6.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
7.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
8.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				
9.	<input type="checkbox"/>	<input type="checkbox"/>		FT.	
	NAME				

I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of the application for the license, or, if the license is issued in reliance upon information in this statement which is omitted, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

## 4. APPLICANT SIGNATURE

DATE SIGNED

12-5-17

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

5607 N Figueroa St.

Los Angeles CA 90042

LICENSE TYPE: 48

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 1118

Total number of reporting districts: 1135.

Total number of offenses: 222,649.

Average number of offenses per district: 196.

120% of average number of offenses: 235.

Total offenses in district: 116. ✓

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 1836.10

Population: 3275/County Ratio 1061.

Number of licenses allowed: 3.

Number of existing licenses: 6.

Undue concentration exists: Yes / No. ✓ AJ

Letter of public convenience or necessity required: Governing Body

Judy Valerio

Person Taking Application

Carmen Ramirez

Investigator

Maggie Phillips

Supervisor

3. Police Contact: On January 03, 2018, I called LAPD NE Vice and left a detailed message with regards to this application. To date I have not received anything opposing the issuance of license.

4. Public Convenience and Necessity: On 5/03/18, the Department received a letter of Public Convenience and Necessity from the applicant. See attached:



Investigator



## California Department of Alcoholic Beverage Control

Active On-Sale Retail Licenses

For the Census Tract of 1836.10

Report as of: 03/22/2018

Rows Per Page: 25

Total Licenses: 6

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Mailing Address	Geo Code
1	<a href="#">273789</a>	ACTIVE	41	07/23/1992	09/30/2018	RETANA, JOSE R	LAS CAZUELAS	5707 N FIGUEROA ST LOS ANGELES, CA 90042  Census Tract: 1836.10		1933
2	<a href="#">541548</a>	ACTIVE	47	06/11/2014	05/31/2018	MISTER T LLC	HIGHLAND PARK BOWL	5621-1/2 N FIGUEROA ST LOS ANGELES, CA 90042-4101  Census Tract: 1836.10	1936 MATEO ST LOS ANGELES, CA 90021-2833	1933
3	<a href="#">568961</a>	ACTIVE	41	12/23/2016	11/30/2018	RBTA LLC	RBTA	5629 1/2 N FIGUEROA ST LOS ANGELES, CA 90042-4101  Census Tract: 1836.10	1605 S SAN GABRIEL BLVD SAN GABRIEL, CA 91776	1933
4	<a href="#">578318</a>	ACTIVE	47	04/20/2017	03/31/2018	5684 YORK RESTAURANT LLC		5684 YORK BLVD LOS ANGELES, CA 90042-2551  Census Tract: 1836.10	7033 W SUNSET BLVD, STE 225 LOS ANGELES, CA 90028-7576	1933
5	<a href="#">581056</a>	ACTIVE	47	01/24/2018	12/31/2018	BB HIGHLAND PARK LLC		5715-5717 N FIGUEROA ST LOS ANGELES, CA 90042-4201  Census Tract: 1836.10	12747 KLING ST STUDIO CITY, CA 91604-1126	1933
6	<a href="#">583162</a>	ACTIVE	47	03/08/2018	02/28/2019	HOMESTATE HIGHLAND, LLC		5611 N FIGUEROA ST UNIT 1 LOS ANGELES, CA 90042-4972  Census Tract: 1836.10		1933

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPES  
EXECUTIVE OFFICER

When making inquiries relative to  
this matter, please refer to the  
Council File No.: [18-0140](#)

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
ACTING DIVISION MANAGER

[CLERK.LACITY.ORG](mailto:CLERK.LACITY.ORG)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 8, 2018

Council File No.: [18-0140](#)

Council Meeting Date: May 04, 2018

Agenda Item No.: 10

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for on-site consumption at Happy Luck, LLC located at 5607 North Figueroa Street.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
ABSENT	CURREN D. PRICE
ABSENT	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

*Holly L. Wolcott*

HOLLY L. WOLCOTT  
CITY CLERK

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for on-site consumption at Happy Luck, LLC located at 5607 North Figueroa Street.

Recommendations for Council action:

1. DETERMINE that the issuance of a liquor license at Happy Luck, LLC located at 5607 North Figueroa Street will serve a Public Convenience or Necessity and will not tend to create a law enforcement problem.
2. ADOPT the FINDINGS of the Department of City Planning, Zoning Administrator dated January 25, 2018 and attached to the Council file, as the Findings of Council.
3. GRANT the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for on-site consumption at 5607 North Figueroa Street.
4. INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as the required findings under Business and Professions Code Section 23958.4.

Applicant: Happy Luck, LLC

Owner: Huntington Group, LLC

Representative: Eddie Navarrete, FE Design and Consulting

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MAY 17, 2018**

**(LAST DAY FOR COUNCIL ACTION - MAY 16, 2018)**

Summary:

At a regular meeting held on April 24, 2018, the PLUM Committee considered an application for Determination of Public Convenience or Necessity, for the property at 5607 North Figueroa Street. The applicant provided information to the Committee regarding the property site and type of business. A representative of Council District One commented to the Committee and supports the application request. After an opportunity for public comment, the Committee recommended to grant the application and approve the Findings in the Zoning Administrator's report. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

  
PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER:      VOTE:  
HUIZAR            YES  
HARRIS-DAWSON YES  
ENGLANDER        YES  
BLUMENFIELD      YES  
PRICE             YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**